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# TUFTONBORO NEW HAMPSHIRE MASTER PLAN 2022



# Tuftonboro Master Plan

## Introduction

New Hampshire state law mandates planning boards to “prepare and amend from time to time a master plan to guide the development of the municipality.” The sole purpose of the master plan is to aid the planning board in the performance of its duties. The duties of the planning board are varied, but the only duty specifically required is the maintenance of the town’s master plan.

This requirement reflects sound thinking. Towns that find that their growth pattern and finances aren’t meeting their desires need a master plan to help determine what changes they want to make. Towns that are happy with themselves need to analyze what makes their town a good place and ensure that future decisions support those same outcomes.

Tuftonboro finds itself squarely in the second category: a town that is happy with itself. In order to continue to be the kind of place that makes its residents happy, taking a good look at what the town is doing well and what it isn’t is crucial. With good planning that builds on the work of the past, towns can better protect their assets, their interests, and their funds.

The Tuftonboro Master Plan is a collection of information, ideas, and recommendations. The plan provides a snapshot of Tuftonboro in 2021: who lives here, what are our resources, what do we want for our town in the future. It shows us Tuftonboro by describing the economic, demographic, and development trends that influence Tuftonboro today. It is a document for use: it is for the town to use to make the best decisions for future growth and development.

In addition to the duty of the planning board to develop and maintain a master plan, a town cannot have a zoning ordinance without a master plan; and it cannot have Site Plan Review Regulations without a zoning ordinance and Subdivision Regulations. The master plan provides policy statements that form the basis for specific zoning ordinances and other land use regulations.

This 2022 Master Plan is intended to provide a framework for the Planning Board and the Town to use going forward. There is no statutory requirement for when master plans are updated, but a good rule of thumb is to look out at least 10 years, possibly longer, depending on changes in land use over time.

## Acknowledgements

The Planning Board would like to express its appreciation to the members of the Master Plan Steering Committee who have worked diligently over the past months to develop this Plan.

### Steering Committee Members

Carol Bush  
Laureen Hadley  
Barbara Maidhof  
Gary Qua, Chair  
Susan Wingate

### Planning Board Members

Carol Bush  
Laureen Hadley  
George Maidhof  
William Marcussen, *Ex Officio*  
Kate Nesbit  
Gary Qua, Vice Chair  
Tony Triolo  
Matt Young, Chair

Assistance was provided by Municipal Resources, Inc. <https://www.mrigov.com/> 66 Main Street, Plymouth, NH 03264; Carol Ogilvie Senior Consultant and Ivy Vann.

## Organization of the Master Plan

This Master Plan contains two primary sections: basic studies, that cover five topic areas; and Land Use, which includes the Future Land Use Plan. Included as well is a section describing the process followed for gathering public input and the Vision section that is based on the input received from the public. The individual topics identify and discuss issues that are considered to be important and relevant to the Town and identifies any concerns with them. The Future Land Use Plan incorporates the opinions and comments from residents during the process and the information developed for the individual topics to develop the plan for the future.

Note that this Plan varies in its approach to previous Master Plans in that it is intended to be more targeted in its goals; the stated goals and accompanying strategies focus primarily on those issues over which the Planning Board has oversight and/or authority. The Planning Board has little ability to ensure implementation of strategies that involve action by other individuals or entities. By focusing on planning board-enabled strategies, the Board intends to have a Master Plan that has more ability to implement and can be monitored on a regular basis to track implementation.

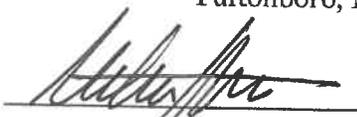
# Tuftonboro Master Plan

## Certification (Pursuant to RSA 675:6 (III))

The Tuftonboro Master Plan 2022 was adopted by unanimous vote of the Planning Board on February 17, 2022 following a duly-noticed public hearing on February 17, 2022. This Master Plan shall take effect upon the filing of a copy of this certificate with the Tuftonboro Town Clerk.

Attest: Tuftonboro Planning Board

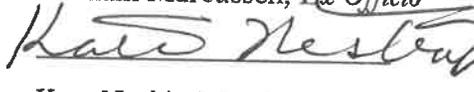
Tuftonboro, New Hampshire



Matt Young, Chair



William Marcussen, *Ex Officio*



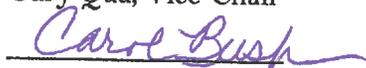
Kate Nesbit, Member



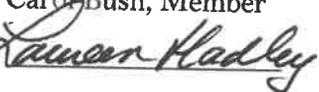
Tony Triolo, Member



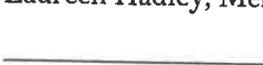
Gary Qua, Vice-Chair



Carol Bush, Member



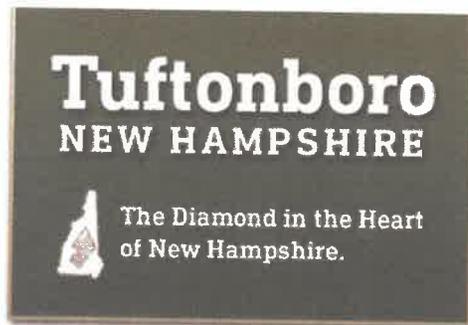
Laureen Hadley, Member



George Maidhof,  
Alternate Member

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<https://www.tuftonboro.org>

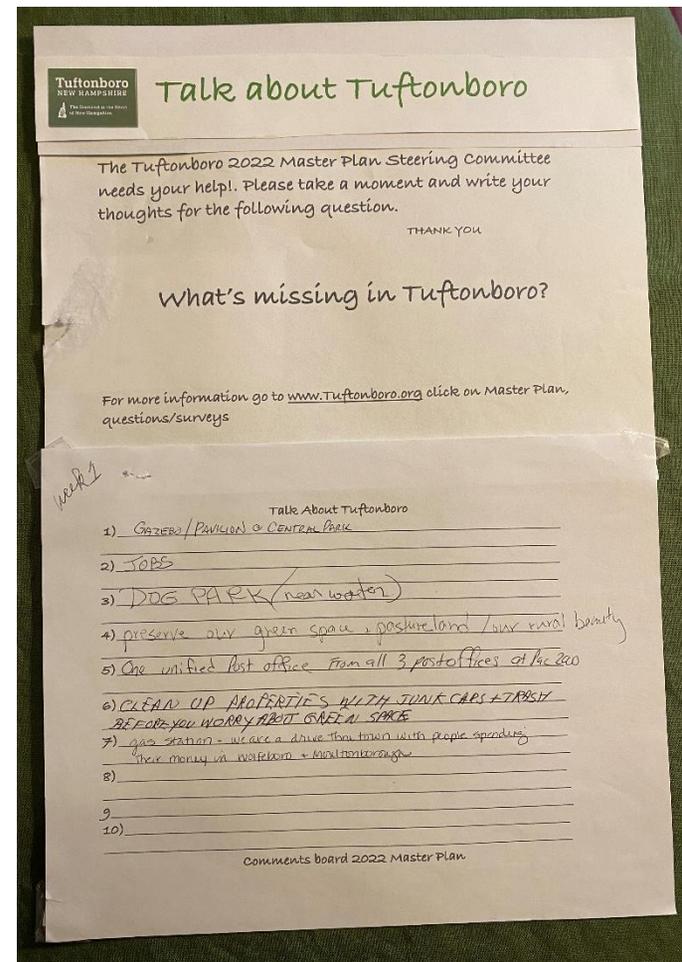
# Chapter 1: Public Outreach and Vision

As part of the work of updating the town's 2006 Master Plan, Tuftonboro's Master Plan Steering Committee engaged in outreach and education as described following. Unfortunately, due to the COVID-19 Pandemic, the Committee was not able to schedule some of the in-person events that would be typical for a master plan process.

1. March 9, 2021 (Town Voting) – Flyers were distributed to all voters at the Tuftonboro Central School informing them of the new Master Plan, the Steering Committee members, and asking for help and input as the Plan is written.
2. May 3, 2021 – 2,400 “Talk About Tuftonboro” post cards were mailed to all residents of Tuftonboro advising them of an upcoming questionnaire survey, Zoom Roundtables, Picturing Tuftonboro exercise, and Comment Boards.

3. May 15, 2021 – Six Comment Boards were placed around town with a different question every week for a six-week period.

4. May 15, 2021 (Town Meeting) – Gary Qua, Chair of the Steering Committee, spoke to all attending voters regarding the new Master Plan, what it would look like and the subject matters. He asked for participation and thanked them in advance. The Committee members were present prior to the Meeting where they interviewed people and asked everyone to participate in the questionnaire survey that is being mailed to every resident.



# Chapter 1: Public Outreach and Vision

5. June 26, 2021 – the Steering Committee and the planning consultants set up shop at the Recycling Center Swap Shop where they interviewed residents and collected questionnaires.

*Steering Committee member and consultants meeting with residents at the Swap Shop June 26, 2021.*



6. October 6, 2021 – 2,400 post cards were mailed to all residents inviting them to a public informational meeting on the progress of the Master Plan on October 23, 2021.
7. October 23, 2021 – The Committee held its first formal public session at the Tuftonboro Town House, where 29 residents attended. Chair Qua gave an overview of the process and the two planning consultants provided a status report on the Plan, described next steps, and outlined what the final Plan would entail.
8. The Steering Committee has met 20 times, with the planning consultants and without.

The primary purpose of the questionnaire was to frame a vision for the future of Tuftonboro. More than 500 residents (over 20% response) completed and turned in the survey which asked residents to rate ten principles according to no priority, low priority, medium priority, or high priority to them.

## **What is Important to Tuftonboro Residents?**

The following graphs illustrate the issues that are most important to Tuftonboro residents.

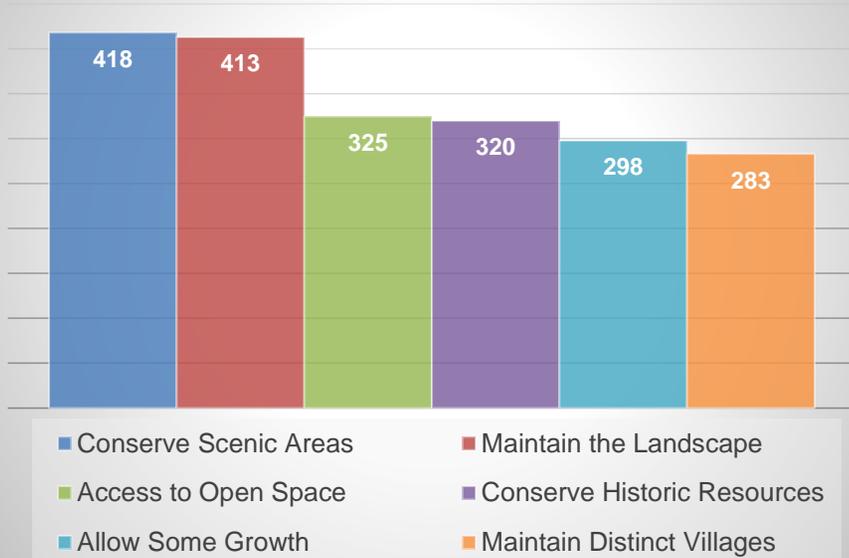
### **High Priorities**

The six highest priorities presented in Figure #1 on the following page are those that received more than 50% response for being a high priority. Clearly, the natural environment ranks highly for the residents who responded.

Figure #2 on the following page presents the top 10 principles of those about which people were asked to rank; the responses ranged from a high of 82% to a low priority of 28%.

# Chapter 1: Public Outreach and Vision

Figure #1:  
HIGHEST PRIORITIES



*Brook by the Shaw Trail*

Figure #2:  
GUIDING PRINCIPLES

GUIDING PRINCIPLES IN ORDER OF PRIORITY	% OF RESPONDENTS
Conserve scenic areas, natural resources, and open space	82%
Maintain our natural landscape	81%
Provide access to parks, trail systems, outdoor recreation space	64%
Encourage conservation of historic and cultural resources	63%
Allow for a growth rate that doesn't overburden town services	58%
Allow development that maintains distinct compact villages	57%
Improve roadway infrastructure, including surface maintenance and traffic	46%
Provide access to goods and services in an appropriate manner and location	37%
Improve bicycle and pedestrian infrastructure	31%
Ensure housing to meet the needs of all segments of the population	28%

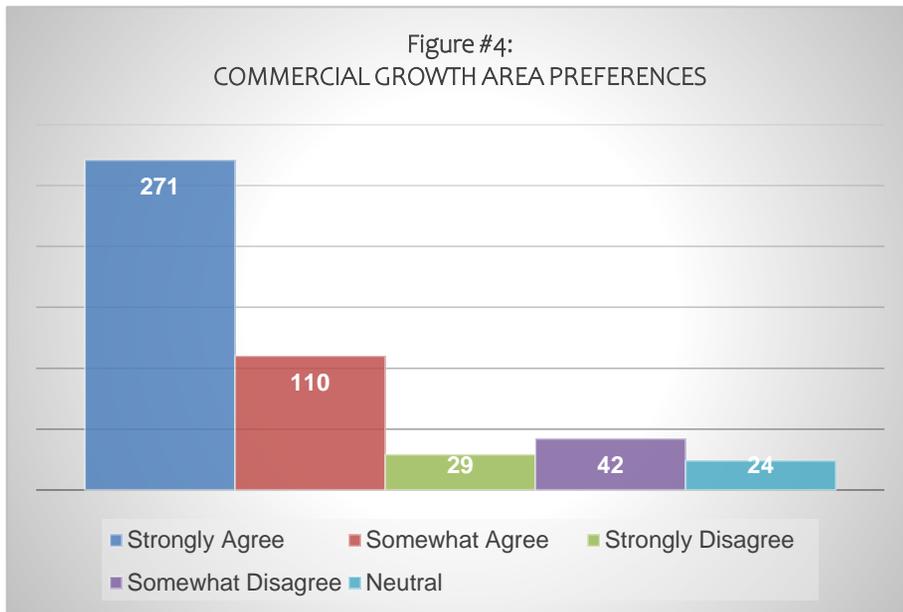
<sup>1</sup>For both Figures #1 & #2, refer to the Natural Resources Strategies on Page 34, the Village Areas on Page 36, and the Growth Rate on Page 36; for Figure #2, refer to the Recreation Strategies on Page 35, and Residential Growth Strategies on Page 37.

# Chapter 1: Public Outreach and Vision

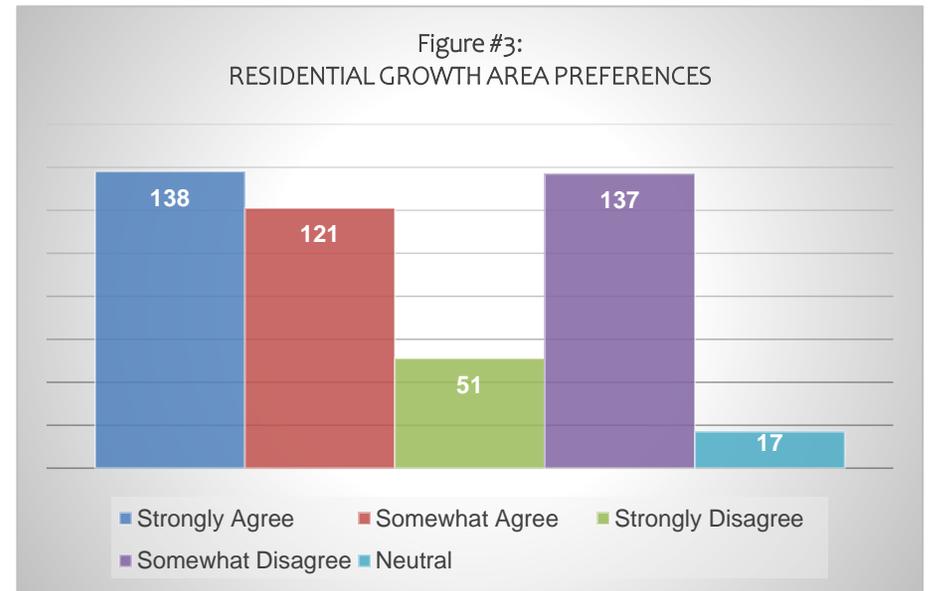
## <sup>2</sup>Lower Priorities

So what did not rate highly in the list of guiding principles? The principle with the greatest number of 'low priority' plus 'not a priority responses' was 'ensure housing to meet the needs of all segments of the population' with 42%. This squares with the written responses which mentioned not wanting to see concentrated housing, not wanting to encourage condos or apartment buildings, and in general not wanting to see much housing growth.

Improving bicycle and pedestrian infrastructure was also low priority or not a priority for 43% of respondents. Balanced against that is the 57% who marked it as a high or medium priority, along with the considerable numbers of respondents who called out bike and pedestrian infrastructure as important to them. These results, coupled with the high interest in providing access to parks, trail systems, and outdoor recreation spaces suggests that overall the town supports increasing these amenities, particularly along busy routes.



Commercial Growth Should Be Concentrated Near Existing Businesses



Residential Growth Should Be Concentrated Near Existing Hamlets

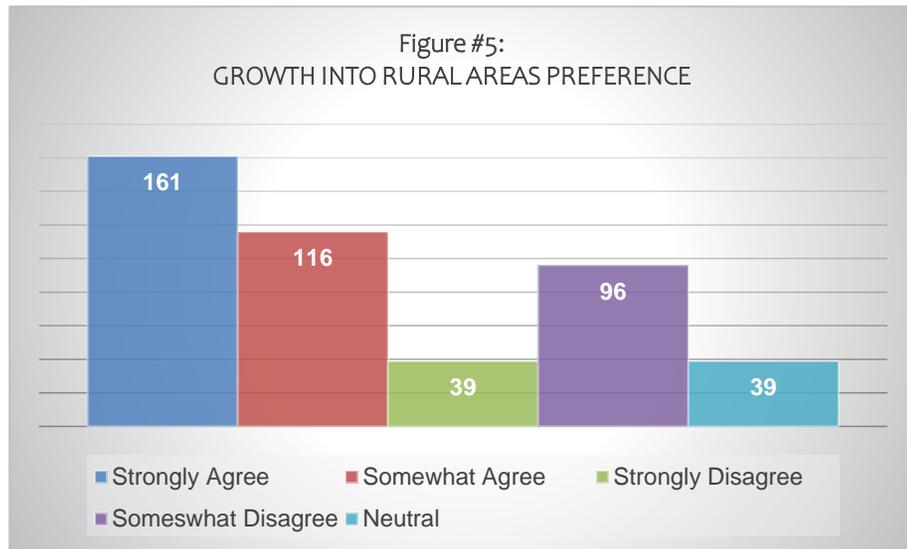
## Where should growth happen?<sup>3</sup>

In question two of the community survey we offered three scenarios intended to draw out attitudes toward where any growth should happen: In the following charts we see the results, which indicate some support for keeping any growth in Tufonboro in and around the existing villages.

<sup>2</sup> Refer to Village Areas on Page 36 and Residential Growth on Page 37.

<sup>3</sup> Refer to Commercial Growth on Page 38.

# Chapter 1: Public Outreach and Vision



The Town Should Work To Combat Growth Into the Rural Areas

## What's on Tuftonboro's mind?

The last two questions on the community survey asked for short answers.

**Question Three** asked residents which five topics are important to Tuftonboro now and will be important in the future. The word cloud illustrated in Figure #6 on Page 6 shows their responses.<sup>4</sup> **It is important to remember that words are larger or smaller depending on how often they are used: Big words don't necessarily correlate with favorable responses, simply with many responses using that word.** As you can see, maintaining the water quality of the lakes and ponds, and conserving natural resources generally were of great importance. Taxes were a close second: the many mentions of keeping taxes low, not raising taxes, keeping expenses down attest to the community's concerns in this area.

<sup>4</sup> Refer to Natural Resources on Page 34.

**Question Four<sup>5</sup>** asked "What do you want Tuftonboro to look like in 20 years?"

More than half the responses contained the words "keep" and "maintain". All in all, what we learned from the community survey is that Tuftonboro's residents very much understand and value what they have: a small community that values its smallness and its ability to provide good infrastructure for its residents. While there are some changes that could be made to support this, these fall within the purview of the Land Use Chapter. In terms of vision, this is a town that has looked at itself and likes what it sees.



<sup>5</sup> Refer to Growth Rate Strategies on Page 36.

# Chapter 1: Public Outreach and Vision

Figure #6:  
TOPICS OF FUTURE IMPORTANCE



*Mt. Shaw w/views to the North*

lower taxes public safety Taxes education public broadband roads limit  
 infrastructure improve police quality development road maintenance  
 lake lake access keep taxes low services keep Preserve  
**water quality** small town feel  
**maintain rural character** business  
**maintain natural landscape** need  
**conservation** school quality growth commercial Maintaining  
 character maintain roads low environment small access allow town  
 commercial growth Better Restrict development CONTROL  
 keep taxes access island taxpayers housing provide dumpster access feel chain stores  
 schools Controlled growth allowed lake provide safety businesses beaches  
 Better small town growth trails roads encourage low taxes  
 conservation **maintain** appropriate housing growth town  
 environmentally appropriate housing **water quality** taxes  
 keep areas residents village road maintenance  
 conservation land limit water development recreation  
**maintain natural landscape** shopping quality police  
**maintain rural feel** commercial growth low Maintain rural character preserve  
 dumpster access island ensuring environmentally appropriate  
 road maintenance small businesses schools access residents growth school quality  
 housing bike pedestrian provide education high water quality broadband  
 preserve natural beauty infrastructure lakes quality roads  
 improvements services continue  
**minimize condos concentrated** public  
**access** docking development water quality limit  
 keep maintain support town wifi access  
**condos concentrated housing** low beach  
 restaurants Protecting small good police maintain high water local  
 business bike path keep taxes low Low taxes preserve police fire areas  
 maintain rural feel residents  
 conservation current use historic building restoration businesses  
 support education encourage maintain infrastructure road improve internet rural services  
**keep** Control **Maintain** Improve town local schools  
 infrastructure Good limit year feel access town center Villages bike lanes  
 water quality small town current use land  
 good village areas trail development quaint historic village improve low taxes  
 residents service maintain business keep conservation  
**town** new school support farmers taxes maintain quaint historic  
 need historic village areas roads areas trail access use



*Lower Beech Pond*

## Chapter 2: Community Profile

This chapter describes Tuftonboro's residents: how many there are, their ages, employment and education status, health and well-being, and how they are housed. Since a Master Plan is intended to plan for the future of the town, it is necessary to know for whom one is planning, for example, will we need new schools, or more housing, or better access to health care? **Unless otherwise noted, all of the data in this section come from the 2020 U.S. Census ([Census.gov](https://www.census.gov)).**

### Population

Tuftonboro has a year-round population of approximately 2500 people. This represents a slight increase from 2010. Tuftonboro, by virtue of its proximity to Lake Winnepesaukee, has a significant summer population; while it is difficult to estimate actual numbers, we do know the number of seasonal dwellings and can therefore make an informed guess as to this population, which could be as high as 4,000 seasonal residents.

Figure #7 below illustrates the historical population trends for Tuftonboro from 1790, the year the first Census was conducted. Like many towns in New Hampshire, population increased through 1830, after which it experienced a steady decline for over a hundred years, only beginning to gain steadily after 1940. The greatest population increase was from 1970 to 1980, after which the increases have been relatively slight by comparison, as illustrated in Table #1 and Figure #8.

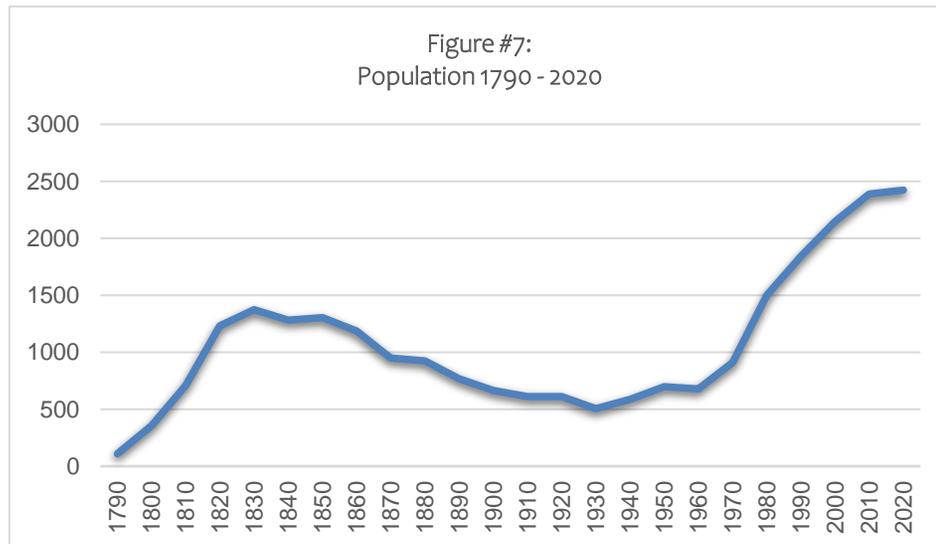
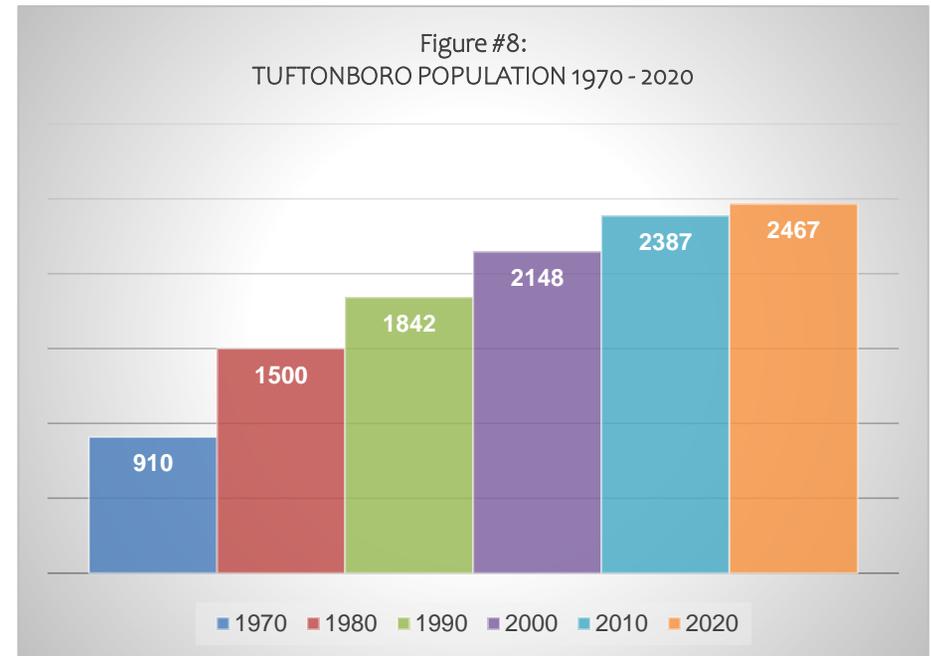


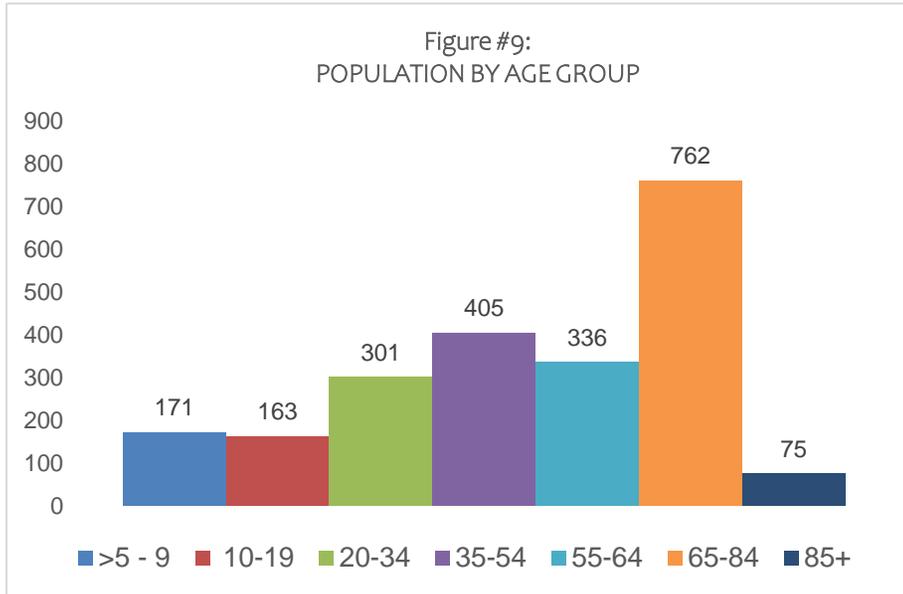
Table #1:  
TUFTONBORO POPULATION 1970 - 2020

Year	Population	% Change
1970	910	
1980	1500	65%
1990	1,842	23%
2000	2,148	17%
2010	2,387	11%
2020	2,467	3%



## Chapter 2: Community Profile

Figure #9 illustrates Tuftonboro's population by age groups. As is true statewide, Tuftonboro has a declining youth population and an increasing older population. Only 11% of the population is comprised of people 19 and under, while 65% are 45 or older.



### Education

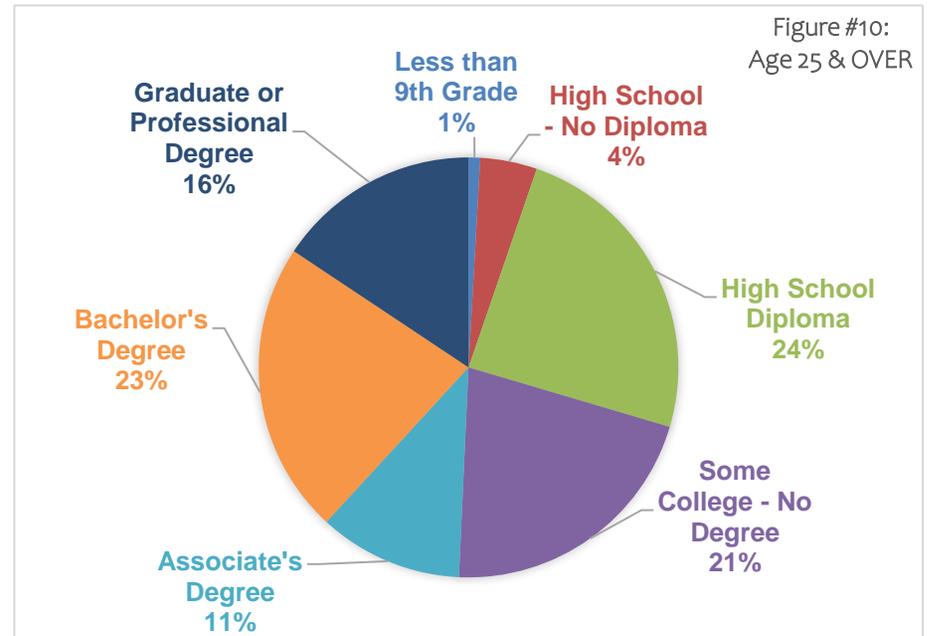
Tuftonboro residents are well educated (see Figure #10), with more than half of the population having some college (21%) up to a graduate or professional degree (16%).

### Income

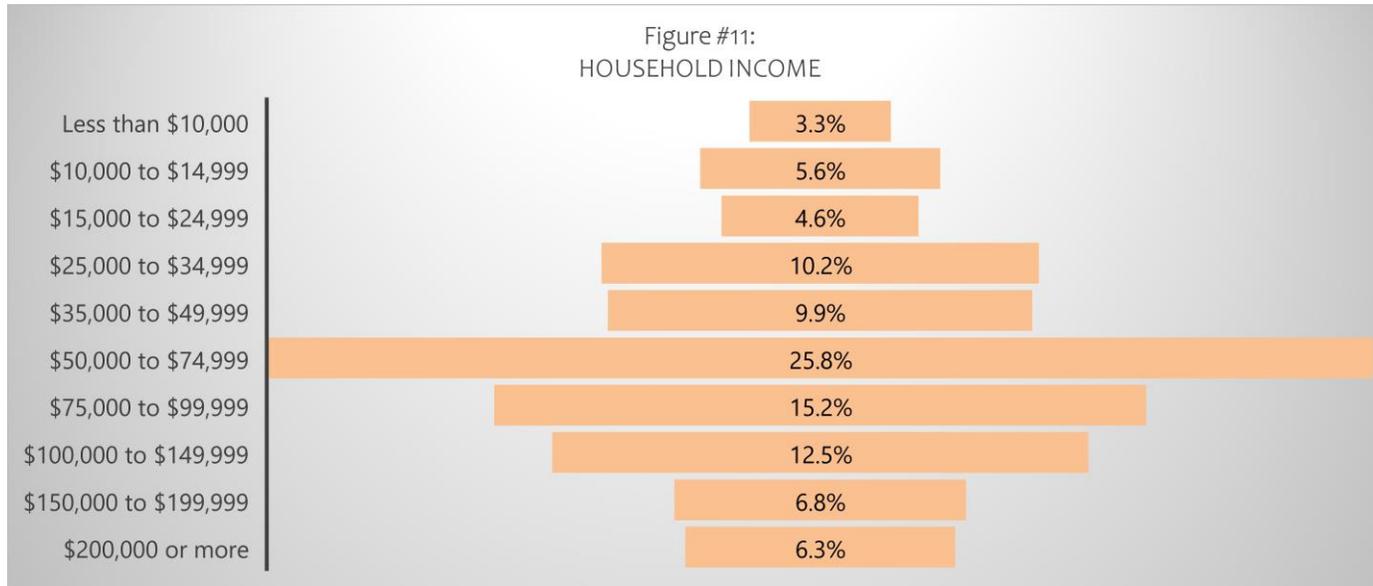
This high education attainment correlates to a correspondingly high household income level, as illustrated in Figure #11. Nearly 67% of households have an annual income of \$50,000 - \$74,999 or more. Tuftonboro has 5.9% of its population living below the poverty level, which is less than both the County and the State. Both median and mean incomes are higher in all cases (see Table #2), except that New Hampshire's mean and median income is higher than either Tuftonboro or the County.

Table #2:  
INCOME & POVERTY

Income/Poverty	Tuftonboro	County	State
Median income (dollars)	\$65,114	\$63,153	\$77,933
Mean income (dollars)	\$85,473	\$82,289	\$100,882
Individuals Below the Poverty Level	5.9%	9%	7.3%



## Chapter 2: Community Profile



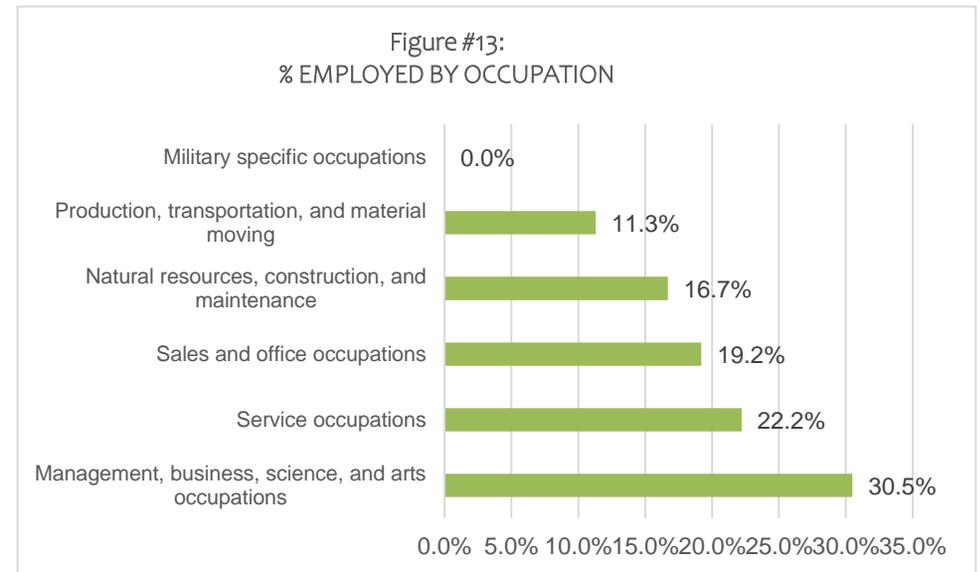
### Employment

Of Tuftonboro's total population, 891 of those 16 years of age and older are employed in the work force. Figures #13 & #14 illustrate the percentage of the workforce engaged in varying occupations and industries. The largest percentage of workers (30.5%) are in management and related occupations and 23.6% are employed in education and health care.

Figure #12:  
TUFTONBORO'S LARGEST EMPLOYERS

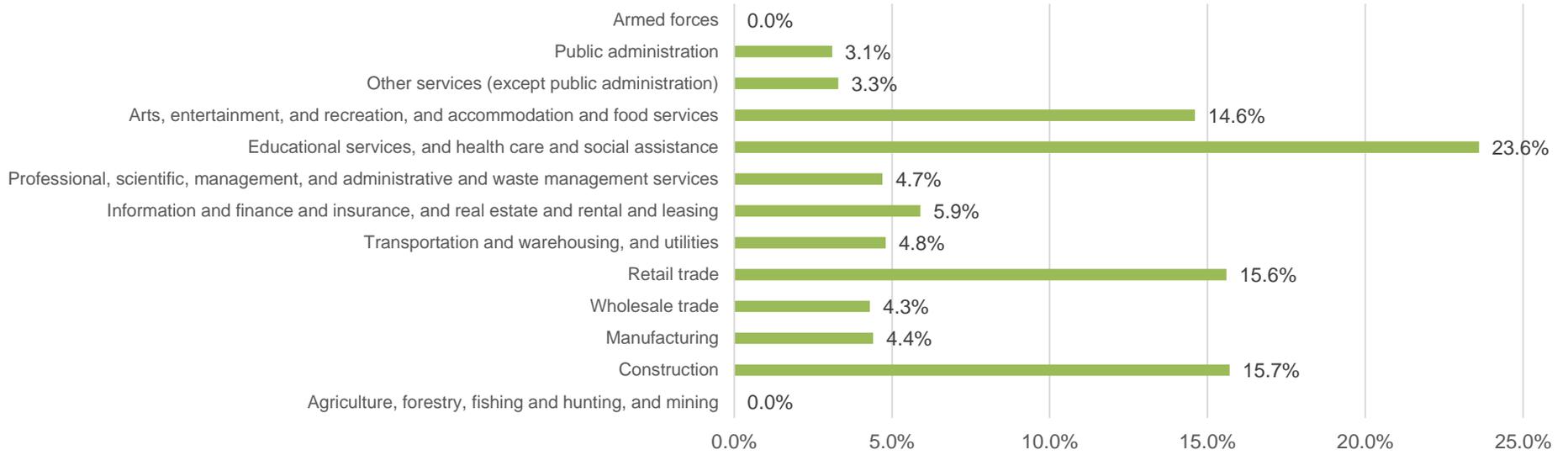
Largest Businesses	Product/Service	Employees	Established
Spiderweb Gardens	Greenhouse & Garden Center	20	1938
MVM, Inc	Marina	10	1954
Lane's End Marina	Marina	9	1946

Source: NH Employment Security, January 2021



## Chapter 2: Community Profile

Figure #14:  
% EMPLOYED BY INDUSTRY



Tables #3 & #4 present commuting information for those workers – if they are traveling to work, how long it takes them and their means of transportation. Most people drive less than 30 minutes and do so alone.

Table #3: TRAVEL TIME TO WORK	
Less than 10 minutes	10.5%
10 to 14 minutes	10.8%
15 to 19 minutes	23.9%
20 to 24 minutes	13.5%
25 to 29 minutes	4.2%
30 to 34 minutes	9.1%
35 to 44 minutes	6.2%
45 to 59 minutes	7.6%
60 or more minutes	14.2%
Mean travel time to work (minutes)	31.3

Table #4: COMMUTING PATTERNS	
Workers 16 years and over	891
MEANS OF TRANSPORTATION TO WORK	
Car, truck, or van	86.9%
Drove alone	77.2%
Carpooled	9.7%
In 2-person carpool	8.1%
In 3-person carpool	1.6%
In 4-or-more person carpool	0.0%
Workers per car, truck, or van	1.06
Public transportation	0.0%
Walked	1.2%
Bicycle	0.0%
Taxicab, motorcycle, or other	0.6%
Worked from home	11.3%

# Chapter 2: Community Profile

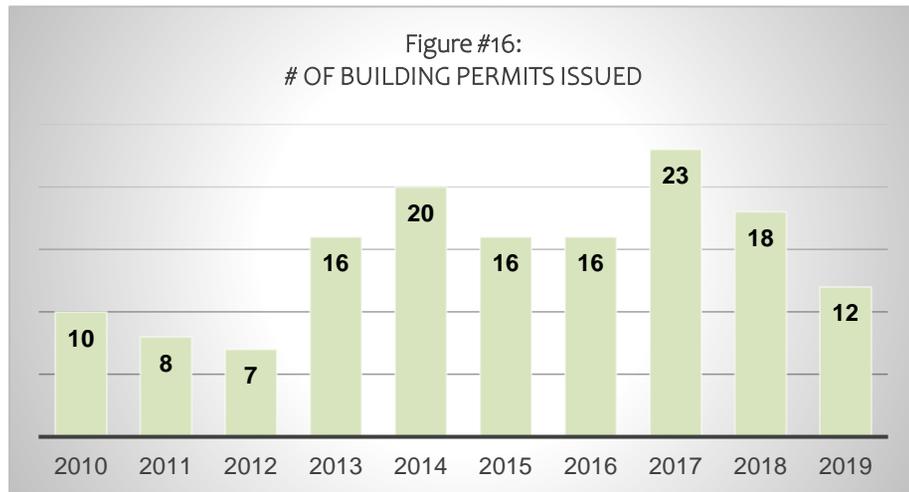
## Housing

Tuftonboro’s housing stock is comprised largely of single-family homes – 2,117 dwelling units out of a total of 2,445 (86.5%). Mobile homes make up the second largest category, at 213 units, followed sharply by 1-unit attached (e.g., townhouses), and multi-family dwellings. Please note that “unit” refers to single-family homes (1 unit detached), townhouse style (1 unit attached), or multi-family (3+units).

Homes are primarily occupied by one- or two-person households – 678 persons versus 245 in a three or more-person household.

Table #5: HOUSING STOCK	
Total housing units	2445
1-unit, detached	2117
1-unit, attached	62
2 to 4 units	14
5 to 9 units	39
Mobile Home	213

Table #6: NUMBER OF PERSONS PER HOUSEHOLD	
1-Person	228
2-Persons	450
3-Persons	127
4 or More-Persons	118



Source: Town of Tuftonboro

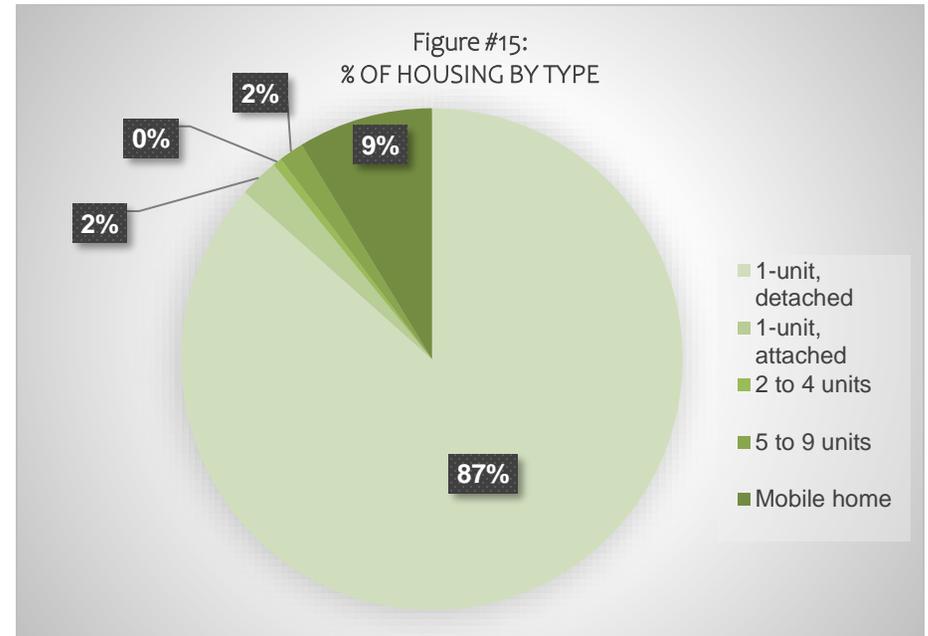


Figure #15 illustrates the dramatic lack of housing diversity in town. This has ramifications for attracting younger, working families, as well as the ability to house older people who need or want to downsize.

Figure #16 illustrates building permit activity from 2006 to 2019; the majority of these permits were for single-family homes.

Figure #17 and Table #7 on Page 12 provide an overview of Tuftonboro’s housing characteristics: the age of the house; the overall number of rooms; and the number of bedrooms. This information helps the Planning Board to evaluate the housing stock characteristics relative to the housing opportunities and options allowed by the zoning ordinance.

For example, these data tell us that the majority of the housing in Tuftonboro was built after the establishment of national and state building codes, therefore it can be assumed that they are safe to occupy. They also tell us that most homes have six or more rooms and, more importantly, two or more bedrooms. When we compare these data against the population numbers, we see that most homes have multiple rooms and bedrooms, and yet a significant portion of these occupants are in one- or two-person households.

## Chapter 2: Community Profile

Figure #17:  
# OF TOTAL DWELLING UNITS BY AGE OF CONSTRUCTION

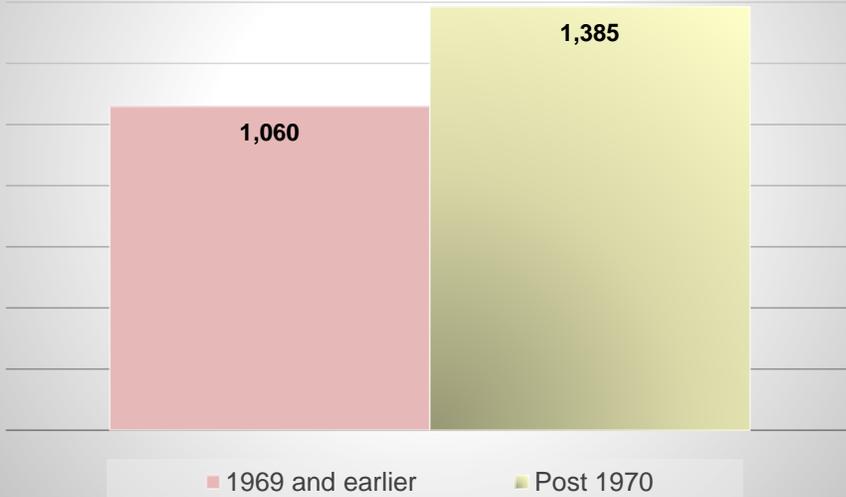


Table #7:  
# OF ROOMS AND BEDROOMS – OCCUPIED UNITS

# of Rooms	
1 room	5
2 or 3 rooms	57
4 or 5 rooms	269
6 or 7 rooms	294
8 or more rooms	298
# of Bedrooms	
No bedroom	5
1 bedroom	31
2 or 3 bedrooms	664
4 or more bedrooms	223

Given its geographic location on Lake Winnepesaukee, Tuftonboro also has a large number of homes that are seasonal – and therefore counted as vacant by the Census. As of 2019, of the 2,445 housing units, only 923 (38%) were occupied year-round. While in 2015 occupied units made up 41% of the housing in town, the majority of the housing stock (62%) was seasonally occupied. This has an effect on the availability of homes for permanent residents.

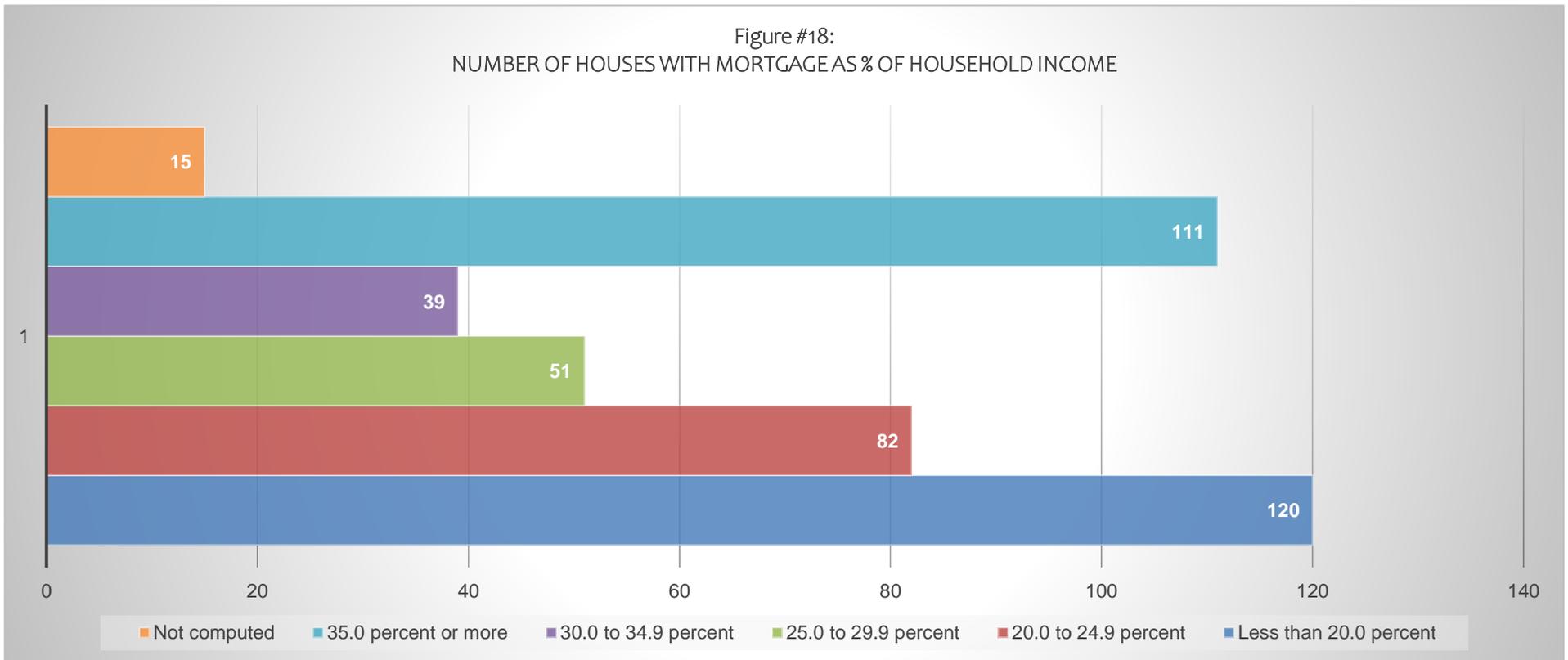
### ▪ Housing Affordability

When developing a master plan, the question of housing affordability is quite important. Given that one of the most direct ways by which a planning board can affect housing affordability is through the adoption of land use regulations, it is necessary to have an understanding of what affordability looks like in Tuftonboro. According to federal guidelines, “affordable” means that a household is paying no more than 30% of its income on housing – if there is a mortgage, that number includes all associated fees (interest, insurance, taxes).

“Affordable” housing means affordable (at the 30% level) for all residents, regardless of income. This term is often confused with or associated with Workforce Housing, which has a very specific meaning under New Hampshire law. Workforce housing can be either market rate or affordable, under the above definition. If it is to be “affordable”, then it must be affordable to households earning up to 80% of the county median income, while still meeting the 30% ratio.

Figure #18 on Page 13 illustrate the percentage of household income that is allocated to housing costs for those with a mortgage. Of the total of 418 homes with a mortgage in Tuftonboro, 61% of the homeowners are paying less than 30% of their income on housing.

## Chapter 2: Community Profile



The median value of owner-occupied homes is \$276,300, and the median mortgage in Tuftonboro is \$1,596 per month; this results in a cost burden of approximately 24%, which is below the federal 30% guideline. Note that median gross rent is not calculated by the Census because the numbers are too small to ensure privacy. Clearly, these numbers are estimates, but they nevertheless provide useful information.

While these data indicate that many households in Tuftonboro can afford their homes based on the federal guidelines, it is important to ensure that all residents have the same opportunity. Housing costs and availability/affordability are serious issues in New Hampshire and have been for quite some time.

## Chapter 2: Community Profile

### Health & Well-being

As noted above, Tuftonboro, like most of New Hampshire and much of the rest of the country, is gaining in older residents and losing younger residents. As of 2019, 45% of the residents were 45 and older, and 37% were 65 and older. These numbers have ramifications for future planning, particularly in terms of facilities and services that would be expected to meet the needs of an aging population.

In 2019 the Tufts Health Plan Foundation conducted a Healthy Aging Community Profile for every community in New Hampshire ([New Hampshire Healthy Aging Data Report | Healthy Aging Data Reports](#)). The purpose of the Profile was to evaluate the population aged 65 and over based on several healthy aging indicators, including wellness and prevention, nutrition and diet, behavioral health, etc. (See the Appendix for the complete results.) The survey found that overall, these residents fared better on many indicators compared to other communities in the state. The very fact that such a high percentage of the population is aging, calls for an examination of planning strategies designed specifically to ensure that residents can remain in their homes and age in place. Some issues specific to these concerns include:

- Opportunities for outdoor exercise and recreation

Staying healthy is important for everyone, but particularly as people age. The importance of maintaining a level of fitness is critical for people to remain in their homes and to avoid illness and hospitalizations.



*Cardboard Boat Race at Old Home Days*

- Access to public transportation

Public transportation is not an option in Tuftonboro at this time; this is true for most of rural New Hampshire. It is nevertheless important to be aware of opportunities that may arise for local shuttle service, or volunteer-run transportation services.



*Tri-County Transit*

- Opportunities for social interaction

For any senior, but especially those living alone, social interaction is as important to health and well-being as physical activity. Isolation can result in depression, which can lead to unhealthy behavior.



**The Grange took a “mystery ride” on Molly the Trolley in September.**

## Chapter 2: Community Profile

### ▪ Ability to downsize homes and/or build smaller homes

Another factor that influences senior citizens' ability to remain independent is the opportunity to relocate to a smaller home that requires less maintenance. This can allow them to stay in town and maintain a lifestyle and their relationships that are essential to their well-being.



### ★ The Return to ★ SMALL HOUSE LIVING

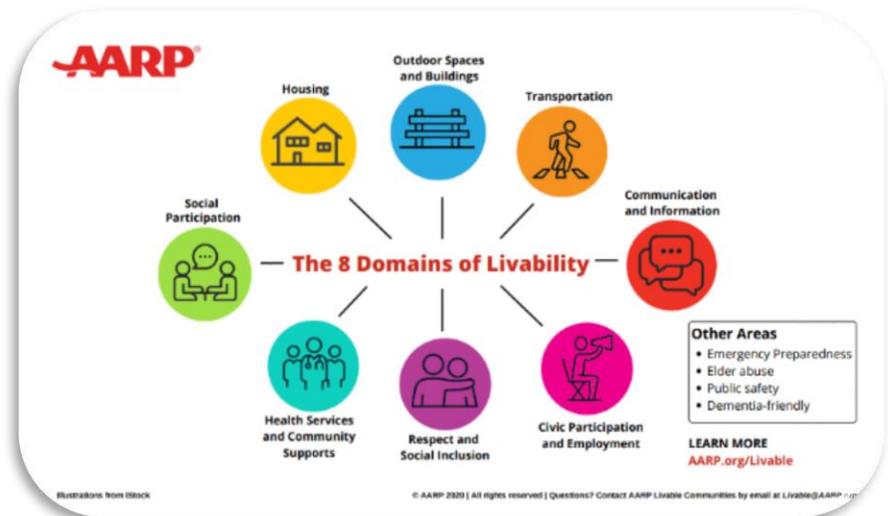
[www.town-n-country-living.com](http://www.town-n-country-living.com)



Small towns in New Hampshire typically do not have the resources to provide the kinds of services that are specific to healthy aging or even well-being for the entire population. In Tuftonboro, services are generally available through county organizations or in other neighboring larger towns. In 2020, the Town contributed to these organizations that provide some level of service to Tuftonboro residents:

- Tri-County Community Action Program
- Granite United Way

Town officials recognize that support to the elderly population is becoming more important as this demographic grows proportionally to the rest of the population. This is an issue not only for Tuftonboro, but state- as well as nation-wide. The Planning Board is well aware of this, but also realizes that there is little this Board, through its land use authority, can do about it. Changing the zoning and other land use regulations to create opportunities for smaller homes on smaller lots is one of the tools the Planning Board can use, and that is the reason that this method is given the attention it has in this Plan.



## Chapter 3: Municipal Resources

The purpose of this chapter is to identify the condition of existing infrastructure, facilities and services, and improvements needed to support anticipated types and rates of growth. Communities plan to take stock of existing facilities and services; to evaluate their effectiveness; anticipate future demands; and to assess whether those demands can be met efficiently.

Tuftonboro residents and visitors rely on publicly funded roads, facilities and services that benefit the entire community. The available facilities and services reflect local needs and priorities, and the capacity to pay for them. Most of the town's infrastructure – including town government and services – are paid for through property taxes, which are the primary source of revenue for New Hampshire communities. Property taxes and development pressure were identified as two of the most important issues facing Tuftonboro in the next ten years.

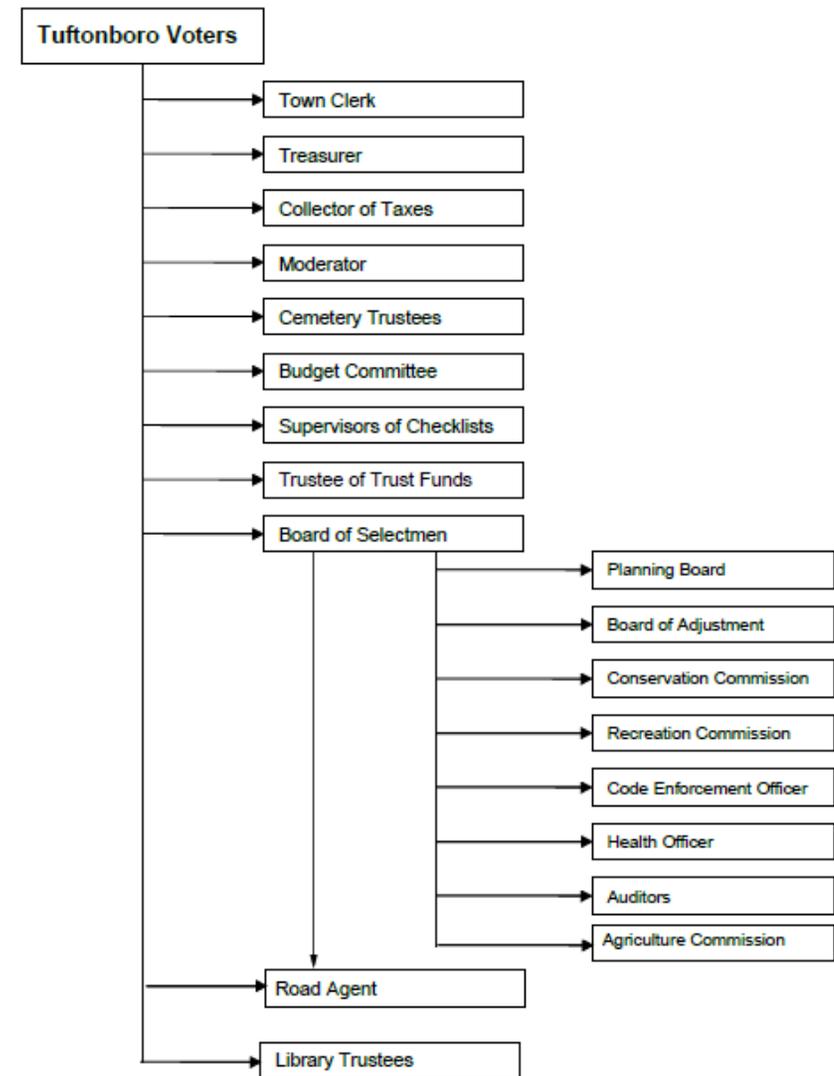
Here is a snapshot of the state of Tuftonboro's municipal resources at this moment in time. Since the town has made a number of substantial investments in its municipal buildings (the library, the major fire station, and the proposed police station) Tuftonboro is entering the next phase of its history in excellent condition.

### Town Government

At Town Meeting in March, Tuftonboro voters decide the major business of the town. They elect officers, vote on an annual budget and act on other issues that come before them. Officer elections, zoning changes and other warrant articles are voted on by ballot at the polls.

Other business, including the budget, is conducted "from the floor," generally during an evening meeting. The organization chart presented in Figure #19 illustrates the structure of local government in Tuftonboro and the responsibilities of each Town Official.

Figure #19:  
TOWN OF TUFTONBORO GOVERNMENT STRUCTURE



## Chapter 3: Municipal Resources

Tuftonboro owns and operates a number of facilities that provide services to the community (see Map #1 on Page 25). Some facilities such as the Town House, Library, Central Fire Station, Highway Garage, Tractor Shed, and Transfer Station reflect current needs and will adequately support the town's needs in the next decade. The town owns approximately 35 parcels with a combined value of more than \$8 million. They range from the Central Fire Station to a tiny island in Lake Winnepesaukee.

### Town Offices

The administrative headquarters of Tuftonboro are based in the Piper House on Middle Road (Route 109A) in Center Tuftonboro. The facility was opened in 1998 and currently includes the Police Station, however, the town voted at the 2021 town meeting to build a new police station. A secure vault houses the town's land records and other vital information. Offices and meeting space are available and meet the current needs.



*Town Offices*

### Town House

The Town House is a 1,670 square foot building built in 1819. With the construction of the Town Office and the need for a larger space for the annual Town Meeting (now held at Tuftonboro Central School), the Town House currently serves as a meeting house as well as the Town polling place.



*Town House*

### Tuftonboro Free Library

In 1837 Samuel Leavitt, a Center Tuftonboro storekeeper, bequeathed \$300 to Tuftonboro, provided the town would raise an additional \$300, to establish "a library of good and useful books, to which all the inhabitants of said town may have access." In 1839, the town raised the matching funds and thus established one of the earliest public libraries in the state. The original section of the current building was opened and dedicated on December 12, 1970. It is located adjacent to the Tuftonboro Central School. The one-story, gable-roofed brick building, in Colonial Revival style, was expanded in 1991.

A number of warrant articles were proposed to address the issue of the need for a larger library. Some articles proposed to build an entirely new library, some to add on to the existing library. All failed, but a capital improvement fund was created and funds directed to it for a number of years.

At the 2019 town meeting the town approved a warrant article to appropriate the sum of \$1.862 million to renovate and expand the current library building. The project was funded using both public and private money, including \$355,000 from the existing library capital improvement fund and \$333,000 raised by taxation in that year. The remaining \$1.173 million was raised privately by the library trustees, and it included a single donation of \$500,000.

## Chapter 3: Municipal Resources

The expansion more than doubled the size of the library and also allowed for the construction of an 85-person meeting room. Construction began in the spring of 2019 and was completed in early spring of 2020, but because of the ongoing COVID-19 pandemic the official opening was not scheduled until fall of 2021. With this expansion the Tuftonboro Free Library seems ready to provide resources for the next 20 years at least.



### Transportation

Tuftonboro's transportation network has evolved over the centuries, from footpaths and carriage roads through the woods and canoe routes on the lakes and rivers, to the much-improved roads of today. Historically, roads were one of the first public investments to be paid for through local taxes. In the 2021 Community Attitude Survey, Tuftonboro residents expressed their approval for the town's road and maintenance programs, but listed road maintenance as very important to them. Routes 171, 109 and 109A are New Hampshire highways which present different access, maintenance and traffic issues that are also important to local development.

### Roads

There are 55 miles of roads in Tuftonboro, including more than 19 miles of state highway (Routes 171, 109 and 109A), more than 33 miles of regularly maintained town highways (Class V), and more than 2 miles of town highway that are not regularly maintained (Class VI). There are also, as shown

on town highway maps, public rights-of-way that provide limited access to adjoining properties and private roads. Other information about roads can be found at NH Department of Transportation website:

[Welcome | Department of Transportation \(nh.gov\)](https://www.nh.gov/transportation)

### Road Maintenance

Tuftonboro's roads are maintained out of the Highway Garage, located on Sodom Road. A 50' by 122'-foot wood building and two storage buildings house the offices and equipment. The elected Road Agent is paid by the town to maintain the roads, acting as a sub-contractor to the town. The agent hires workers as needed and bills the town for the labor, equipment, and materials.



*Highway Garage*

Tuftonboro raises approximately \$700,000 annually for road and bridge maintenance, making the town's annual cost to salt, sand, plow, ditch, and mow one foot of town-maintained road approximately \$4 per center line foot. This is somewhat less than the state highway average of \$4.60 per center line foot.

### Road Standards

All new roads built to serve development in Tuftonboro must be constructed to street design guidelines set forth in Tuftonboro's Subdivision Regulations. All roads have to be built to Town Standards. If residents want a private road to become a town road, there has to be an affirmative vote at Town Meeting to accept the road and the ongoing cost of the maintenance.

### Pedestrian and Bicycling Facilities

Tuftonboro is fortunate in that it contains a number of recreational paths and trails. Some of the trails are on dedicated easements to the Town or on Town-owned land. Others are on private property as permitted by the landowner and current use rules. The town currently does not have sidewalk or "streetscape" plans for any of its villages, although the 2021 community at-

## Chapter 3: Municipal Resources

titude survey shows considerable support for improving bicycle and pedestrian access throughout the town.

Starting with the villages would seem to be the logical plan for these improvements, including near town owned beaches and docks. As the town considers its roads, it is worth looking at which ones should be considered for improvements for bicycle and pedestrian safety.

The Lakes Region Bicycle and Pedestrian Plan (February 2006) identifies Route 109A as part of the statewide bicycle route system, while Routes 171 and 109 are part of the regional bicycle route network. Although they are designated as part of the bicycle route system, no changes to the roads, such as wider shoulders or any kind of separation have been made. When towns want to improve the safety of cycling and walking along their state-maintained roads, a town could petition the state to reduce lane widths on their state highways.

A common way to improve road safety is to consider a solution that accommodates all users within the existing space. For example, an 18-foot segments of pavement would have two 4-foot paved shoulder lanes, and one 10-foot center lane. Cars drive along either side of the road, straddling the striped shoulder lane. When a car encounters a cyclist, it moves to the center of the road and slows down considerably. Once the vehicle has passed the cyclist, the car moves back to the right and resumes a reasonable speed. If two vehicles encounter each other in the center of the road while heading in different directions, there is still 18' for them to pass each other. By constraining the automobile, travel lane traffic is slowed, making the road that much safer for walkers and bikers.

This traffic configuration is a successful example of serious pedestrian and bicycle prioritization that still manages to accommodate motor vehicles along lower volume roads. This traffic configuration is successful for three important reasons: (1) slow vehicle speeds; (2) high maneuverability of cars at no physical cost to the driver; and (3) the significant physical protections for drivers traveling inside of motor vehicles. Maine, Vermont, and Massachusetts have implemented this form of road configuration.

Unfortunately, this solution is not currently possible for Tuftonboro because its roads are less than the 18 feet width necessary for this particular choice. The town will need to investigate other feasible solutions to improve bicycle and pedestrian access.

### Schools

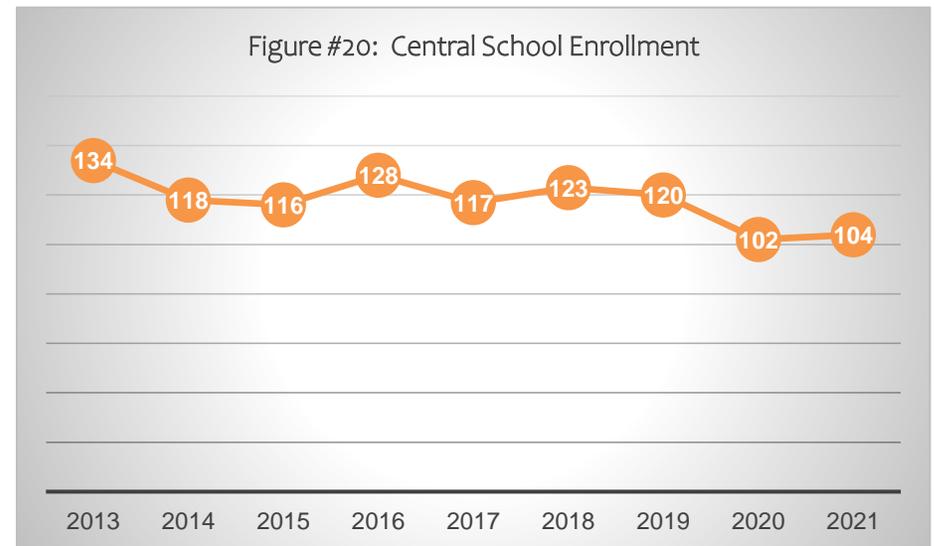
Since 1963 Tuftonboro has been part of the Governor Wentworth Regional School District (GWRSD). Other communities participating in the cooperative school district are Brookfield, Effingham, New Durham, Middleton, Ossipee and Wolfeboro.

Tuftonboro students attend Tuftonboro Central School for kindergarten through sixth grade. Students in grades 7 through 12 attend Kingswood Regional Middle School and Kingwoods Regional High School located in Wolfeboro.



*Tuftonboro Central School*

Figure #20 below illustrates the student enrollment at the Central School since 2013. The graph shows a slight but steady decline in enrollment, which is consistent with what other school districts throughout the state are experiencing.



*Source: Governor Wentworth Regional School District*

# Chapter 3: Municipal Resources

## Fire Rescue Department

The Fire Rescue Department is currently made up of 24 members. There are two paid, full-time fire officers. The call members are paid for the hours spent training and for firefighting.

The department has three stations, two of which are located in Melvin Village and Mirror Lake. In 1960 the Mirror Lake Station was built on Tuftonboro Neck Road and was renovated as a three-bay facility in 1986. In 1965, the present Melvin Village Station was built on land donated by the Melvin Men's Club.

In 2012 the town voted to raise \$2.1 million to build an entirely new third station in Center Tuftonboro for the fire/rescue department. It includes three bays large enough to accommodate large fire apparatus, along with offices and training facilities.

The fire department's response area includes the entire town of Tuftonboro. It also has agreements with the Ossipee Valley Mutual Aid and Lakes Region Mutual Aid Associations so that there is sharing of equipment and personnel across 35 towns in the region.

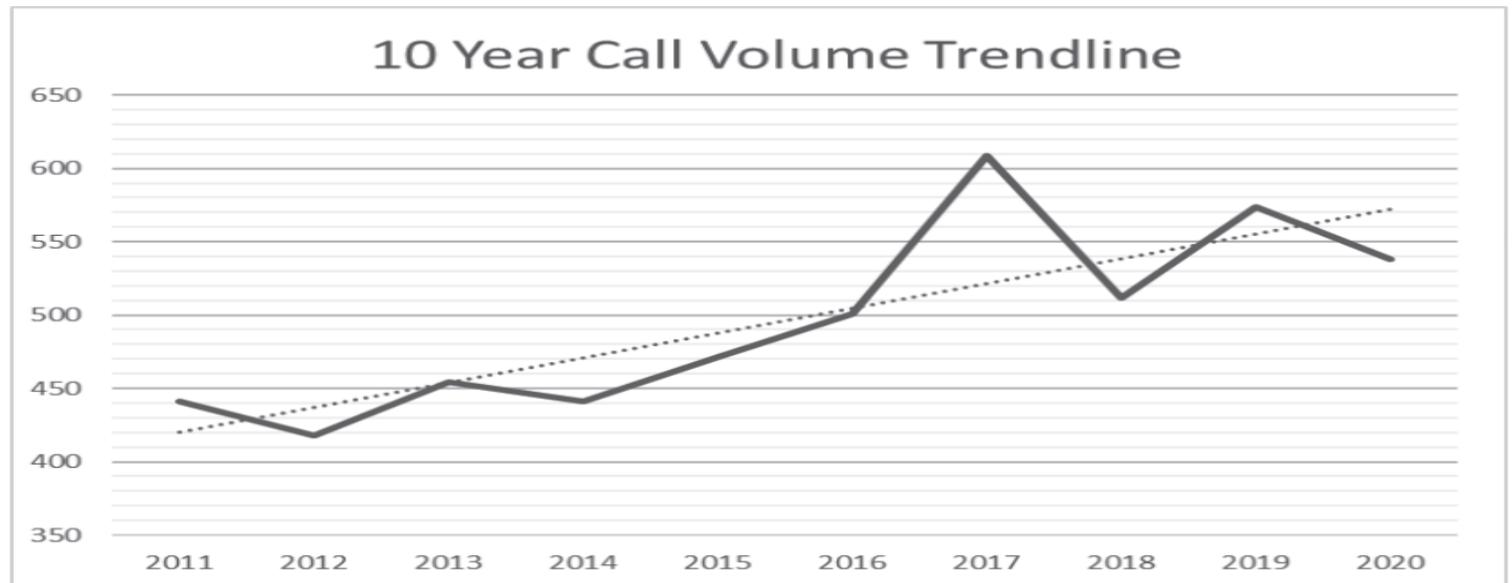
Across the United States fire department staffing is an ongoing issue and concern. The days of people leaving their place of employment to respond to emergency calls has significantly declined. It has become more difficult for departments to maintain adequate numbers of qualified responders, thus limiting response capabilities. The training commitment is also significant, and the department is always accepting new recruits.

In terms of readiness for the future the fire department seems well prepared, assuming that sufficient call members can be recruited.

Staffing during the day is no longer much of a problem, thanks to the full-time members; evening call-outs can be problematic, an issue faced by many small towns.



*Central Fire Station*



# Chapter 3: Municipal Resources

## Police Department

The Police Department is located on the southern side of Tuftonboro’s Town Office building on Middle Road, Route 109A. Currently the department has four full-time officers and one part-time administrator. Table #8 below presents activity data for the Department from 2016 to 2020. It is clear that activity has increased over the past years, particularly in felonies, motor vehicle summons, and citations, although the absolute numbers are not large.

Table #8: Police Department Activity

Activity	2016	2017	2018	2019	2020
Total Offenses	133	140	127	135	136
Felonies	20	17	22	25	28
Crime-Related Investigations	98	105	100	98	95
Non-Crime-Related Investigations	106	88	57	107	95
Total Arrests	23	18	14	31	22
Juvenile Arrests	0	1	0	1	1
Motor Vehicle Summons	7	5	6	21	43
Citations	163	117	109	275	296
Accidents	52	37	43	37	39
Calls for Service	--	5506	5053	6012	6230

Please note that Table #8, Police Department Activity, may not reflect all activities of the Department due to other agencies that may have been covering shifts and taking some of the calls. This is typically due to the large increase in the Tuftonboro summertime population.

The current building has been deemed inadequate for the safe and efficient operation of the department and is slated for replacement. At the 2021 town meeting the town voted to raise funds to build a new police facility at a cost of \$1.772 million. The funds were to be raised by withdrawing \$673,825 from the police station capital reserve fund; \$341,063 from a USDA grant; \$471,370 from the undesignated fund balance; and \$285,742 to be raised in taxes. When the project went out to bid in the summer of 2021 the bids came in substantially higher, due to pandemic-driven rises in



*Sketch of New Police Facility*

the cost of materials and labor, and the construction was placed on hold until the town can decide how to approach this issue. Once the new station is constructed, Tuftonboro will be more than adequately equipped for the future in terms of facility needs.

## Water and Wastewater

Most local residences and businesses currently rely on private water and wastewater systems that are installed and maintained by the property owner. There are a number of community water systems that serve the camps and manufactured housing parks.

In most parts of town, the use of on-site disposal systems is feasible given the low density of development. System failures may be more of a concern in the town’s villages, where systems are older and structures are on small lots and adjacent to the lake, making it difficult to replace failed systems. However, the amount of land deemed necessary for on-site well and septic has decreased. Currently, the state Department of Environmental Services considers minimal lot sizes to be sufficient, assuming appropriate soil types.

## Chapter 3: Municipal Resources

The cost of maintaining onsite disposal systems has increased significantly in the past decade. Septage is the material removed from septic tanks, cess-pools, holding tanks, or other sewage treatment storage units. Pumping out septic tanks can cost up to \$500 per visit. Such high costs have been attributed to not only the increase in gasoline prices but also to the significant increase in the cost of disposing the septage.

Currently there are no septage treatment facilities in Tuftonboro so haulers must take the waste to other towns for treatment.

Tuftonboro assures access to a septage disposal facility for its residents, as required by New Hampshire RSA 485A:5b. However, it has become very expensive to haul septage to such facilities. As the population of the Lakes Region increases, so does the demand for practical septage solutions. There may be a time in the not so distant future when Tuftonboro decides to develop and maintain its own septage treatment facility for economical, environmental and public health reasons.

### Solid Waste

Tuftonboro's Transfer Station and Recycling Center opened in 1998 and has offered recycling and trash disposal since that time. It is operated by three full-time employees and three per-diem employees.



*Transfer Station*

Tuftonboro sponsors two hazardous waste collection days per year, where residents can take old paint and other hazardous items for appropriate disposal. Additionally, since the opening of Wolfeboro's Hazardous Waste Facility, Tuftonboro residents are able to access this service.

The site also is home to a very popular swap shop that re-opened in July 2019, thanks to broad community and local officials' efforts. The shop is staffed by volunteers.



*The Swap Shop*

### Recreation

With Lake Winnepesaukee its western border, Mirror Lake in the southeast, Mount Shaw to the northeast and Great Meadows in the north central part of town, recreational opportunities are numerous during all seasons of the year.

The 19 Mile Bay Recreation Area is Tuftonboro's most developed outdoor recreation facility.

Other outdoor recreational opportunities abound in town and are highly valued by local residents for traditional pursuits such as fishing and hunting, as well as walking, swimming, hiking, boating, cross country skiing and snowmobiling.



*19-Mile Beach*

#### **Mission Statement**

It is the mission of the Tuftonboro Parks and Recreation Department to create recreational opportunities for growth and enhancement by developing diverse services and programs that promote citizen involvement and a strong sense of community while striving to increase the social, cultural and physical well-being of its residents and visitors.

The Parks and Recreation Director manages the town's recreation properties and equipment. The Director also develops and implements the various recreation programs including Tuftonboro's instructional swim program at Nineteen Mile Bay.

Much of the access to the outdoors depends upon the good will of private landowners. There are also public lands and facilities that are open to the public. The library and elementary school are the indoor facilities.



*Snowmobiling in Tuftonboro*

## Chapter 3: Municipal Resources

### Cemeteries

There are approximately 60 cemeteries, graveyards and burial sites in Tuftonboro, in various stages of use or abandonment. Four of these have been removed or relocated, and four are cared for by families or by private organizations. Of the remaining 52, 10 have been officially declared abandoned and the Town, through its Cemetery Trustees, is responsible for yearly management of them all.

The Town operates the Town House Cemetery as an active place for burial with plots currently available for purchase. The Callender Cemetery is the other Town-owned cemetery. It is located on Brown Road and has about five wooded acres of burial space, but there are no plans at this time to clear the land and sell plots..

The town's cemeteries not only provide for the needs of the recently departed, they represent important cultural and historical resources. Efforts have been made to record both the Town's and individual grave sites, for historical and genealogical purposes, although unmarked graves exist in some cemeteries. In New Hampshire, private burials are still allowed on private land, but burials in Tuftonboro must be approved by the Town and in coordination with the Cemetery Trustees.

### Energy

The forest was the earliest energy source in Tuftonboro. In the 20<sup>th</sup> century, the town's land use patterns and economy have been shaped by the advent of other energy sources including electricity, propane, gas, and oil. While the town has a very limited ability to influence local dependence on various energy sources, some town policies can influence the efficient use of energy resources. Further, through an understanding of the issues related to energy use, the town can more effectively plan for the future.



*The Town House Cemetery*

In the Community Attitude Survey energy use was a concern raised by some respondents. Given that, and the reality of continually rising energy costs, the town may want to investigate the installation of a solar array to power some of the town's buildings.

#### ▪ **Electricity**

The high cost of electricity to New Hampshire's consumers is a continuing issue for Tuftonboro's residents, especially as home-based businesses become more and more common.

#### ▪ **Renewable Energy Sources**

There are a number of opportunities for the use of renewable, locally generated energy sources in Tuftonboro including wind and solar, although the realistic potential for fully implementing these resources is not known.

Fuel oil still serves as the primary source of home heating fuel for a number of Tuftonboro households, although wood probably provides a backup or supplemental heating source for many households. This is one area in which the town could be mostly self-sufficient for energy supplies. Encouraging sound forestry management and retention of an adequate land base to allow for sustainable timber production are important ways to encourage this self-sufficiency.

As noted above the town may also wish to investigate the installation of a municipal solar array. The amount permitted by law to be generated in this way has been increased significantly and the cost of the installations have come down in cost in recent years. The trend is expected to continue.

### Communications

Local communications networks, in addition to letting people know what is going on around town, are critical for building and maintaining community ties. Beyond the local grapevine, these have included:

## Chapter 3: Municipal Resources

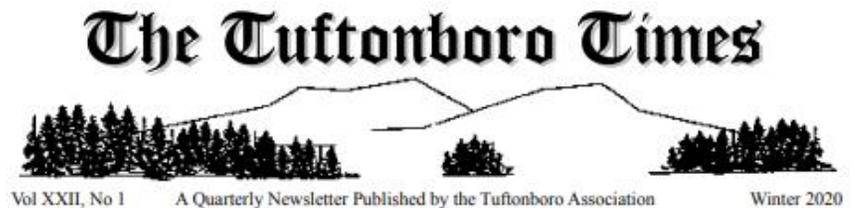
- the post office – Tuftonboro has three local post offices, though there are six different zip codes;
- newspapers and newsletters – including regional daily, weekly newspapers and seasonal;
- local quarterly newsletter [Tuftonboro Times | Tuftonboro NH](#)
- “posting” notices of meetings and events on town and community bulletin boards;
- annual town meetings and reports;
- the larger community network of social clubs and service organizations;
- the town's website ([www.tuftonboro.org](http://www.tuftonboro.org)); and
- radio, television and broadband Internet access.

Residents rely on public airwaves for radio and television reception, invest in private satellite systems or contract with a local cable provider. The town is currently divided between four telephone exchange areas which provide a variety of fee-based phone services. All Tuftonboro residents and businesses may access the Internet, for additional fees, through existing phone lines and/or cable. DSL is not available nor is cable in some parts of town. For those outside the cable service area seeking high speed connections, Internet access has been achieved through satellite. Tuftonboro Free Library provides public access to the Internet.

Cell phone coverage is also available locally, though the extent of current coverage is not complete, given local topography. Although, with three new cell towers recently approved by the Planning Board, coverage should be greatly improved.

In sum, the Town appears to be well-situated in terms of its municipal facilities and resources; therefore, there are no strategies for the topic being proposed in this Plan.

Please note that the map on the following page illustrates the facilities and services at the time of the 2006 Master Plan. This map is unchanged since then, with the exception of new and expanded conservation land, and the parcel that will house the new Police Station on Middle Road. This map will be revised during the next master plan update.



### Eagle Scout viewing platform at Copps Pond made safe

The Copps Pond viewing platform is a community gem, constructed as an Eagle Scout project by Jacob Evans and Troop 165 in 2008. (His mother, Dawn Evans, was a former member of the Tuftonboro Conservation Commission.) In the 12 years since the platform was constructed, several floor joists had cracked, raising obvious safety issues. Also, the decking and other wood frame parts had severely aged. It was decided that rebuilding it was a better option than trying to make repairs. Mike Haeger, whose son as a Boy Scout worked on the original construction, was in charge of the project. Sean Christian and volunteers Ian Whitmore and Steve Wingate helped complete the rebuild in November. Selectman Lloyd Wood volunteered his time and truck to haul away the construction debris, and Jackie Rollins provided the crew with a blueberry pie.

If you haven't seen it, you should check out the new platform on a nice day. It is located on the south side of Middle Road (Rt. 109A) between the junction of 109 & 109A and Spider Web Gardens, about 800



ft east of the State Highway Garage and 250 ft east of the bridge over Wingate Brook. There is a small

sign on the roadside at the entrance of a short trail to the deck. Steve Wingate

### Great Meadow trail project suspended during the winter



**Mt. Shaw and the Ossipee Range are seen across the Great Meadow in the winter.**

The Tuftonboro Conservation Commission (TCC) continues to work towards protecting the special, large wetland complex known as the Great Meadow. It lies over one of the purest aquifers in this area and contains an abundance of undisturbed wildlife habitat.

The town has finally closed on the two properties

for which the TCC received financial grants in 2019. In this case, the owners wanted to sell and were pleased that the properties would be conserved. Commission representatives have also met with the owner of another small parcel in the Great Meadow area who may want to sell his/her land. It is hoped that

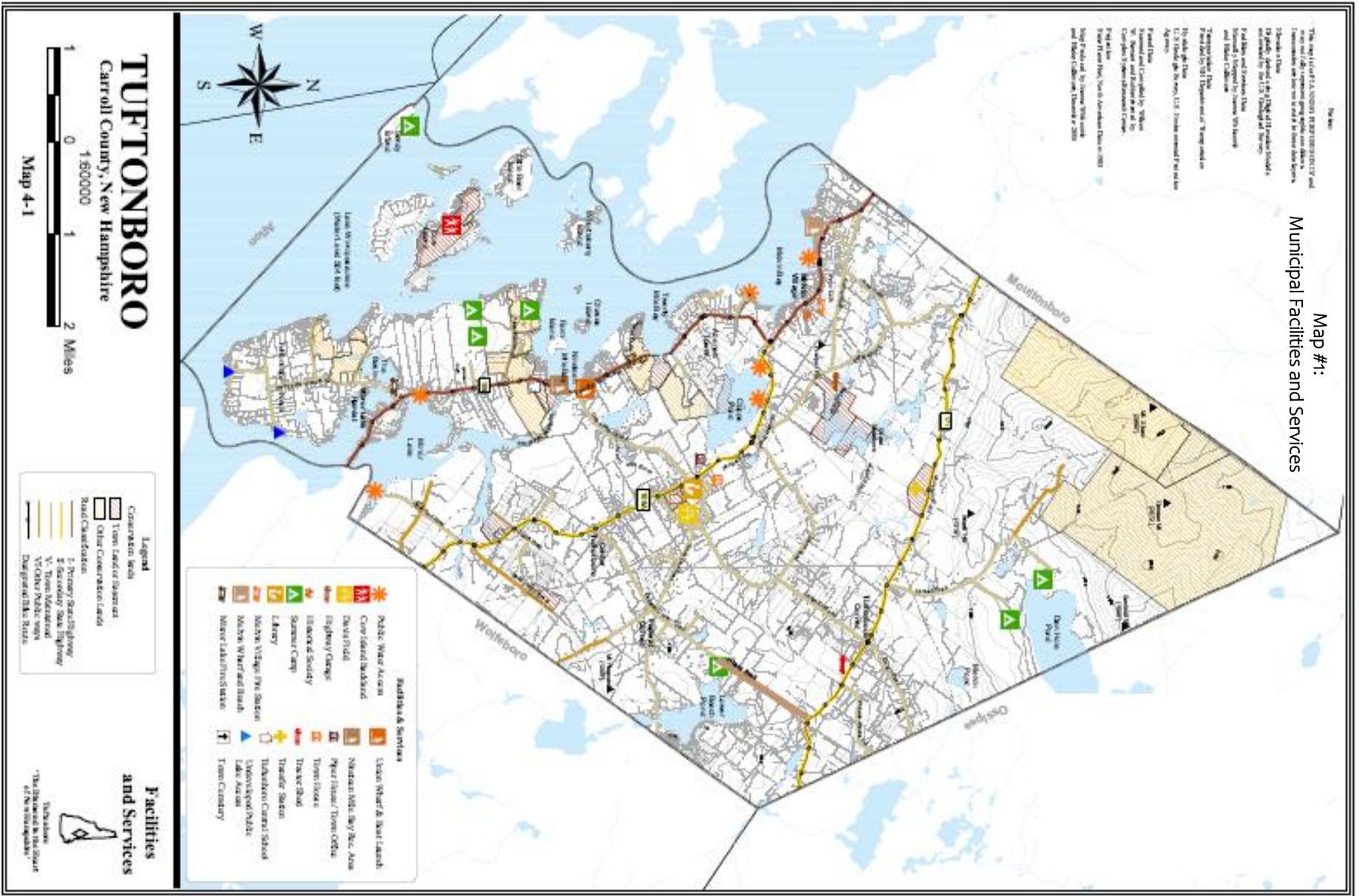
owners in the area will be willing to sell or donate a conservation easement on their properties around the Great Meadow to complete its preservation.

Following a generous contribution from the Tuftonboro Association, the commission constructed a parking area at the future trailhead leading to a walking trail out to the edge of the Meadow. The purpose of the trail will be to allow visitors to view and enjoy the Great Meadow wetland complex without damaging the fragile environment. At the same time, it will be an educational trail where hikers can learn new and exciting things about nature and our area.

During the past year many individuals have contributed financially to this ambitious project, and the TCC would like to offer its heartfelt thanks to those generous supporters. Contributions can be made through the Tuftonboro Association, P.O. Box 121, Melvin Village, NH 03850-0121. Please be sure and note on your check that it is for the Great Meadow project.

Continued on page 10

# Chapter 3: Municipal Resources



# Chapter 4: Natural Resources

## Introduction

Tuftonboro provides its residents and visitors with scenic beauty in abundance. The 2020 Community Vision survey responses made clear that residents are deeply interested in maintaining the natural beauty and resources of the town. Residents are concerned with keeping the water of both Winnepesaukee and the town's other lakes and ponds pristine and maintaining the town's wooded hillsides and viewsheds.

## Surface Waters

Tuftonboro has a wide variety of landscape features from the Ossipee Mountain range to rolling farmlands and the wetland expanse of the Great Meadow, to Lake Winnepesaukee and her islands and the peak of Mount Shaw at 3000 feet. The town lies within the northern portion of the New England Upland natural region, characterized by hills, streams, and ponds created by glacial action,

Lake Winnepesaukee is a major part of Tuftonboro's natural landscape and the town makes up 10% of the lake's watershed. Water is an important feature in Tuftonboro and makes up 19% of the town's total area. More than 6000 acres of the town is water-covered, including the Melvin River, Wingate Brook, Twenty-mile Brook, Whitten Brook, Nineteen-mile Brook, Dan Hole Pond, Melvin Pond, Copps Pond, Lower Beach Pond, and other small ponds too numerous to list. After Lake Winnepesaukee, Mirror Lake is the largest water body in town.

## Wetlands

Wetlands are a valuable ecological, recreational, and educational resource. They reduce flooding, improve water quality, retain stormwater, and provide valuable wildlife habitat.

Most of Tuftonboro's wetlands are found in poorly-drained, low-lying areas, typically along stream beds. They comprise 3,000 acres (11%) of the Town's land area.

Currently town regulations protect wetlands through a conservation district that requires the delineation of wetlands for all proposed subdivisions or site plans, imposes a setback from wetlands for septic systems, and does not allow any wetland area to be used toward meeting a minimum required lot size. In the Future Land Use portion of this report other methods of protecting wetlands and shorelands are recommended.

## Floodplains

A floodplain is a land area that is susceptible to being inundated by water from any source. The Town has a relatively small amount of floodplain due primarily to the lack of major rivers. Nevertheless, the Town does participate in the National Flood Insurance Program and has adopted a Floodplain Development Ordinance, the purpose of which is to ensure that any development in a floodplain meets specific requirements. While floodplains are not a "natural resource" that are directly utilized in the same way as groundwater, for example, it is a resource that needs protecting in order for it to continue to provide the associated benefits, primarily flood storage and public safety.

Maps that illustrate the location and extent of floodplains in Tuftonboro can be found at the Federal Emergency Management website:

[FEMA Flood Map Service Center | Search All Products](#)

## Groundwater

As Tuftonboro does not have a municipal water supply we can assume that the majority of Tuftonboro relies on wells fed by groundwater for its drinking water. There are a few district (public) wells, but they also rely on groundwater; the NH Department of Environmental Services defines a public water supply as one that has a minimum of 15 service connections or serves a minimum of 25 people at least 60 days a year. Table #9 on the following page lists the public water supplies in Tuftonboro. As of the last update in September of 2007, there were 24 such systems in Town; these serve a number of youth camps, as well as condominium developments, seasonal homes and vacation rentals.

Groundwater levels in the town are generally sufficient to supply all the wells in town, but careful application of the state regulations about wellhead protection is necessary to protect their purity. In addition to wellhead protection measures, an aquifer or groundwater protection ordinance can play an important role in ensuring the quality of the water that ultimately feeds the wells.

## Chapter 4: Natural Resources

Table #9:  
PUBLIC WATER SYSTEMS IN TUFTONBORO

System Name	Use	Service Connections
Barvel Whang	Seasonal Residences	25
Camp Belknap/Kitchen	Youth Camp	4
Camp Belknap/Staff Quarters	Youth Camp	4
Camp Merrowvista/Danforth Lodge	Youth Camp	1
Camp Merrowvista/Farm House	Youth Camp	2
Camp Merrowvista/Dining Hall	Youth Camp	14
Camp North Woods	Youth Camp	25
Camp Sandy Island	Youth Camp	16
Edge O' Lake Village	Seasonal Residences	42
Hidden Valley Shores	Single-Family Residences	26
Hidden Valley/Mason	Single-Family Residences	75
Lakeside Colony	Seasonal Residences	15
Lane's End	Seasonal Residences	35
Lane's End	Condominiums	15
North Country Village	Single-Family Residences	57
Oak Knoll	Condominiums	12
PAK 2000 Office	Industrial Facility	3
Pier 19 Grocer	Snack Bar	1
Pine View Lodge	Motel/Hotel/Cabins	15
Red Gate Colony Club	Recreation Facility	14
Sentinel Baptist Camp	Camp	7
Sunset Lodges	Vacation Rentals	8
Tuftonboro Central School		1
Tuftonboro Free Library		1
William Lawrence Camp/Dining	Youth Camp	14
Winmiir Condo. Association	Residences	18

Sources: NH Department of Environmental Services, September 2007; Town of Tuftonboro, 2022

### Steep Slopes

A steep slope is generally considered to one that has a gradient of 25% or more. These slopes can be problematic in that they are susceptible to erosion and runoff, particularly if they are cleared for development. The Natural Resources Conservation Service recommends not developing land in excess of 25% slope, and limited development, with certain controls, on land with 15% - 25% slope.

According to analysis conducted for the 2006 Master Plan, approximately 30% of the Town is comprised of land with gradient of 15% or more, and 18% that exceeds a 25% gradient. Most of this land is in the northern section of Town, where there is relatively little development.

The Town does not have a specific ordinance or regulation that addresses development on steep slopes; however, the Zoning Ordinance does prohibit land with slopes over 25% to be used to satisfy the minimum lot size. Additionally, the area that is comprised largely of steep slopes is zoned Open Space/Forestry, with a four-acre minimum lot size.

### Conserved land

The majority of Tuftonboro's forest and farm lands are privately owned. At present about 4,816 acres (nearly 20% of the town's land area) are conserved through public ownership and private land conservation efforts (see Table #10 on the following page). The Society for the Protection of New Hampshire Forests and the Lakes Region Conservation Trust hold the majority of easements in town.

Please note that Map #2 on Page 29 illustrates the natural resources that were identified for the 2006 Master Plan. This map is essentially unchanged since then, with the exception of new and expanded conservation lands. This map will be revised during the next master plan update.

## Chapter 4: Natural Resources

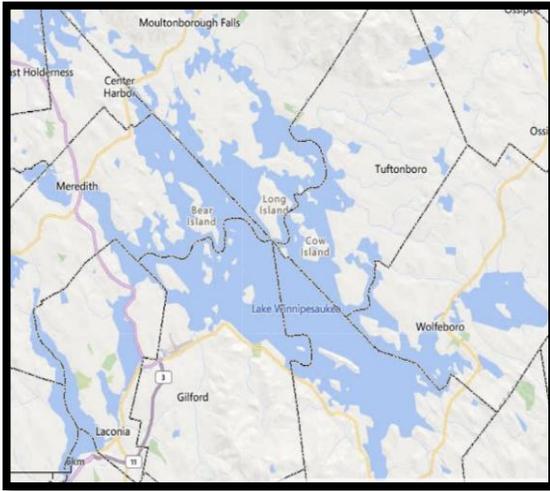
OWNER	PROPERTY NAME	TAX MAP/LOT #	ACRES	EASEMENT HOLDER
Town	Great Meadow	30-3-04	321.5	LRCT
	Lamprey	40-4-4	20.75	NH DOT
	Parkhurst	28-2-5	33	
Individuals	Bentley/Shane	28-3-1	79	Town
	Brown	20-1-8, 11	300	NEFF
	Camp Belknap	39-1-13	180	SPNHF
		39-2-10,11,12,13		
		40-3-34,39		
	Chandler	28-2-3, 5, 18	100	Town
	Cheney Farm	66-1-7	40.1	Town
	Gale	15-3-29	17.4	Town
	Hackl	43-2-44, 46	339.57	LRCT
		44-2-2, 3 & 28-43		
		56-2-1		
		57-1-5		
	Hersey	52-3-91	72.93	NRCS
	Lawall Farm	62-1-8	32	LRCT
	Nesbit	50-2-15, 30	47	Town
	Rocky Ridge Island	25-2-174	1.6	Deed Restrictions
LRCT	Beatrice Johnson	40-4-8	92	

OWNER	PROPERTY NAME	TAX MAP/LOT #	ACRES	EASEMENT HOLDER
	Castle in the Clouds	20-1-5, 6	115	Deed Restrictions
	Castle Springs	20-1-4	700	Nature Conservancy
	Gale	15-3-33	88	
	Mount Pleasant	68-2-1	125	Town
	Ragged Island	24-1-1,2	11.7	Town
	Store Island	13-1-11	0.25	
Chocorua Forestlands	Chocorua Forestlands	20-1-1, 2, 3, 7	1,916	SPNHF
SPNHF	Shohl Camp Trust	50-1-14, 15, 16	50	
	Butler Smith	51-1-29, 39	64.5	
	Butler Smith/Kelly	50-1-36	12.6	Town
Moose Mountain Greenways	Dan Hole Pond	35-1-32	56	
	<b>Total Acreage</b>		<b>4,815.90</b>	
<b>LEGEND:</b>				
NEFF – New England Forestry Foundation				
LRCT - Lakes Region Conservation Trust				
SPNHF – Society for the Protection of New Hampshire Forests				
<i>Source: Tuftonboro Conservation Commission</i>				



## Chapter 5: Regional Context

This section is intended to address specific areas in Town that are of significant regional interest, pursuant to RSA 674:2: “These areas may include resources wholly contained within the municipality or bordering, or shared, or both, with neighboring municipalities. Items to be considered may include but are not limited to public facilities, natural resources, economic and housing potential, transportation, agriculture, and open space. The intent of this section is to promote regional awareness in managing growth while fulfilling the vision statements.”

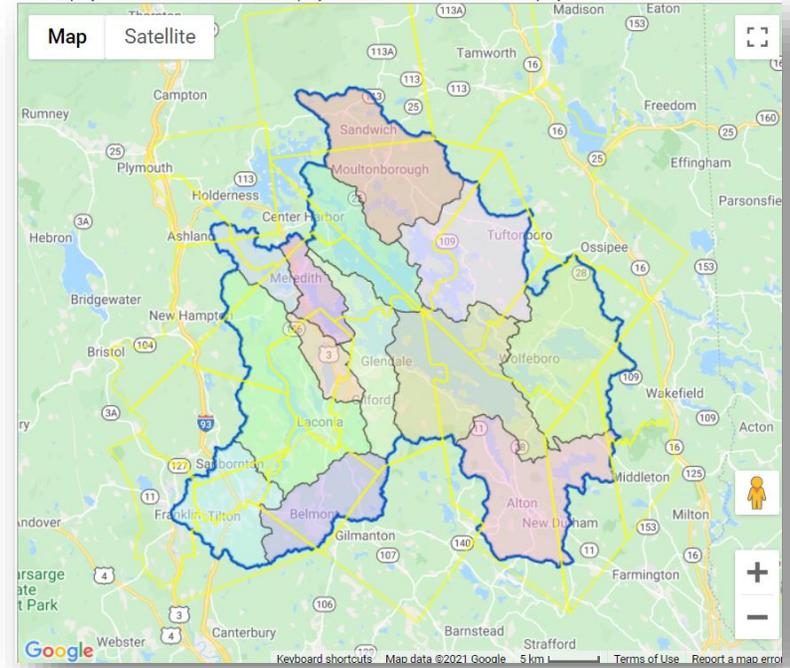


Tuftonboro is situated in what is known as the Lakes Region, with Lake Winnepesaukee being the predominant feature in this area, and in Tuftonboro’s case, the most obvious and significant resource of regional interest.

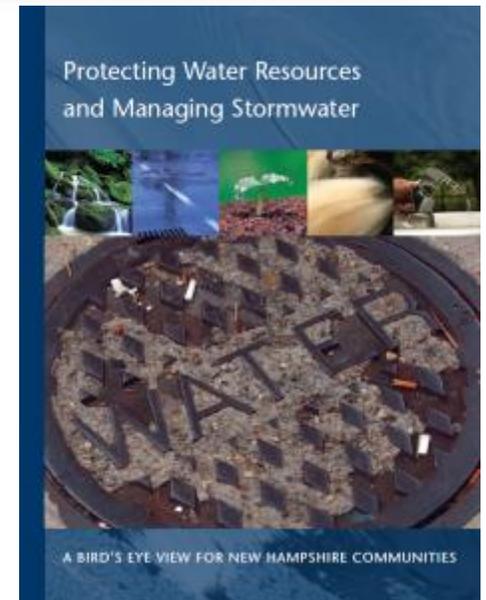
Tuftonboro shares the shoreline of this lake with seven other towns that address water quality of the lake in different ways; one of those ways is

participation in the Lake Winnepesaukee Watershed Association. This is a non-profit organization whose mission is to protect the water quality and natural resources of the lake. The Association has developed management plans for five of the lake’s subwatersheds: Waukegan, Meredith Bay, Sanders Bay, Paugus Bay, and Moultonborough Bay inlet. Tuftonboro lies within the Moultonborough Bay and Winter Harbor subwatershed, and the Management Plans for these subwatersheds have been endorsed by the Select Board. Information on the existing plans and other resources can be found at [Home - Lake Winnepesaukee Association](#).

Managing stormwater runoff to the lake is the greatest challenge in protecting water quality. The objective of stormwater management techniques is to keep the water on site and infiltrate it as much as possible. The UNH Stormwater Center and NH DES have a number of resources that offer technical guidance to help meet this goal.



Other issues of regional concern for Tuftonboro include: State Highways; Biking, Hiking and Pedestrian Connections; Economic Development & Housing; and Social Services. As has been noted in this Plan, the intent is to focus on issues and strategies for which the Planning Board has authority, oversight or involvement. To the extent that those actions may apply to the Planning Board, these will be identified in the Future Land Use Plan.



# Chapter 6: Land Use

## Existing Land Use

Total developed land in Tuftonboro amounts to approximately 29% of the total land area. Another 29% of the Town is a combination of conserved land and wetlands – some of these likely overlapping in some instances. Any land that remains vacant and available for development will be subject to constraints from geographic characteristics, as well as the underlying zoning restrictions.

The Town is predominantly rural in character, with single-family homes being the primary land use. The commercial/industrial category has a large acreage allotted to it, however, much of that is accounted for by a gravel pit, and camping and lodging facilities.

Tuftonboro’s land development patterns is illustrated on Map #3 on the following page. Table #11 presents the various land uses, along with the acreage allotted to these uses. The total acreage indicated in the table is land area only, having deducted the 5,696 acres of water.

LAND USE	ACRES	% OF TOTAL
Single-Family Residential	5,904	22.8%
Two-Family Residential	76	0.3%
Multi-Family Residential	14	0.1%
Commercial/Industrial	499	1.9%
Municipal Facilities	80	0.3%
Farm Land	306	1.2%
Utilities (Water/Electric)	9	0.0%
Roads (Public & Private)	590	2.2%
<b>TOTAL LAND AREA</b>	<b>26,304</b>	<b>28.9%</b>

Sources: CAI Technologies; Town of Tuftonboro

Please note that in viewing both Table #11 and Map #3 that these are estimates, based largely on the tax assessing database, with some adjustments being made for the purposes of this Plan; for example: All homes, according to the assessing database, occupy 24,000 acres of land, if

one adds up the acreage of every parcel on which a residence is located. For the purposes of this analysis, two acres have been assigned every residential parcel, since that is reasonably what a home with outbuildings would occupy, leaving the rest of the parcel vacant. This calculation results in an estimated 5,900 acres being developed, as opposed to 24,000 acres.

By the same token, Town-owned land and facilities (e.g, Town Offices, Fire, Police) account for over 900 acres; however, much of that is conserved, vacant land, and land on which a Town building is located but only a small portion of the parcel is actually occupied by structures. For this reason, the acreage used is estimated to be approximately 80 acres.

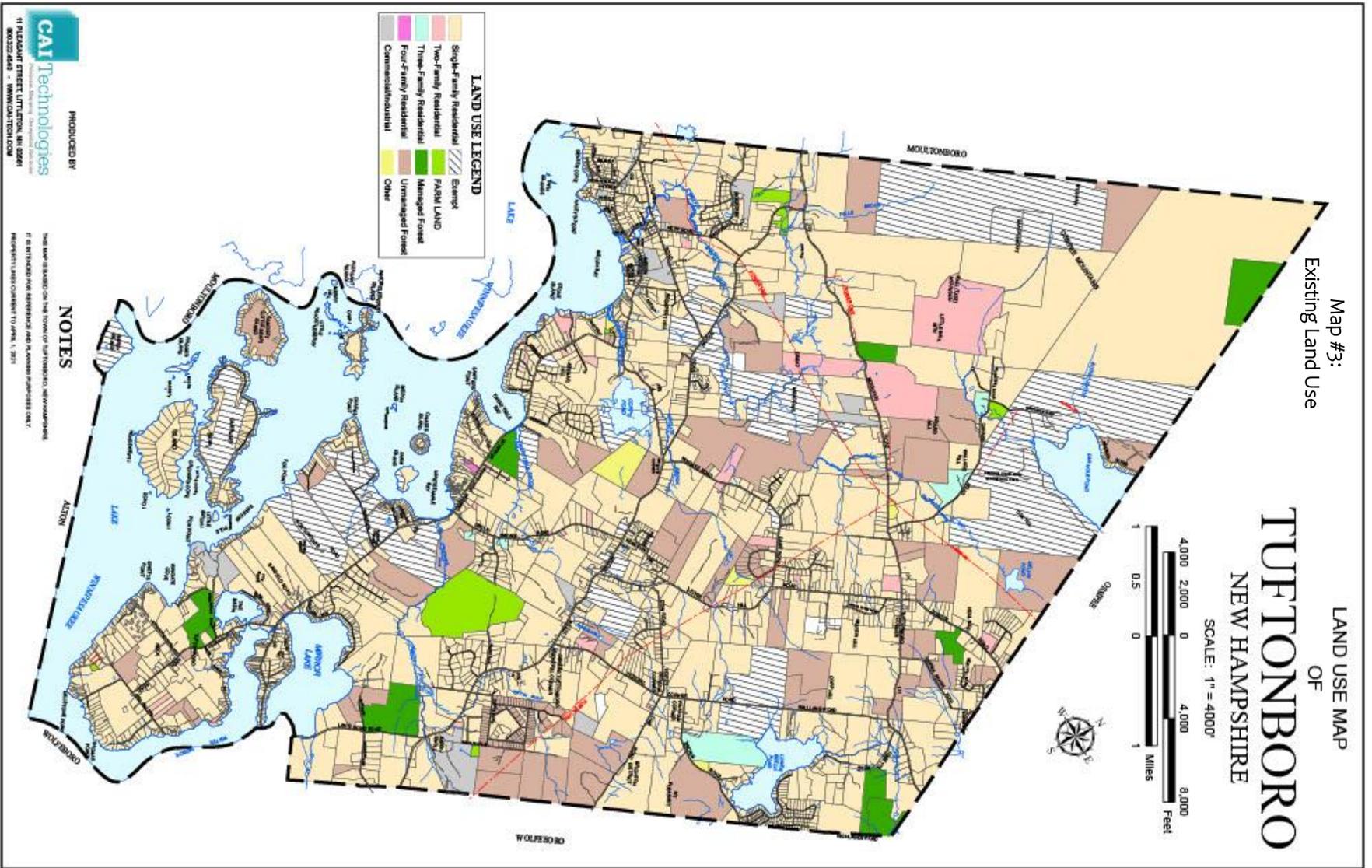
These land uses are governed by the Tuftonboro Zoning Ordinance, as well as the Subdivision and Site Plan Review Regulations. The Town adopted zoning in 1971; the ordinance has been amended numerous times since then. The current ordinance designates eight zoning districts; one of these is an overlay district for manufactured housing, and another is wetland conservation. These zoning districts are illustrated on Map #4 on Page 33, with the exception of the wetland conservation district; that district is defined by the presence of wetlands rather than by a specific geographical area.

The ordinance allows a wide range of uses, from residential to commercial, and includes a number of provisions for temporary lodging and outdoor recreation, responding to the demands that towns with lake frontage experience. Many of the non-residential uses require a special exception approval from the Zoning Board of Adjustment, which is quite common in towns that are predominantly rural with either little or no commercial districts. Tuftonboro does have a Neighborhood Business District, consisting of a small area in Center Tuftonboro and another in Melvin Village. Those business uses that are located outside of these districts either pre-date zoning, or received approval from the Zoning Board to operate.

Most of the land area is zoned Low Density Residential (LDR) and Open Space Forestry (OSF). The LDR requires a minimum of two acres to build and the OSF requires four. All of the other districts have a one-acre minimum lot size.

The ways in which these lot requirements affect the future development of the Town and the implementation of this Plan are addressed in Chapter 7, Future Land Use Plan.

# Chapter 6: Land Use





## Chapter 7: Future Land Use Plan

The Future Land Use Plan described here is based on opinions received from public outreach efforts, incorporating the 10 Guiding Principles illustrated in Chapter 1. This Plan also includes a few strategies brought forward from the 2006 Master Plan that are considered to still be important and relevant, as well as new strategies that take into account changes since 2006. It is important to note that, while the preservation of historic and cultural resources were rated by respondents, they are not addressed here given that there is very little the Planning Board can do in terms of land use regulations that will affect those resources.

In addition to the principles, residents also expressed opinions about where and what kind of growth should Tuftonboro have. Responses to three specific questions about growth resulted in the following:

- Residential growth should be concentrated near existing hamlets.
- Commercial growth should be concentrated near existing businesses.
- The Town should work to combat growth into the Rural areas.

In developing strategies to implement these elements it must be emphasized that the Planning Board only has oversight over land use regulations; while it can suggest or recommend that other entities be involved in achieving certain goals, this Plan will focus largely on those issues for which the Planning Board has the ability to implement action.

Note that when a proposed strategy uses the term “Adopt” in relation to an ordinance, this means it deals with zoning and therefore must go to Town Meeting to be voted on by the residents. If the term “Adopt” is in relation to a regulation, plan or policy, it means that it is adopted by the Planning Board, following duly-noticed public hearings, but does not need Town Meeting approval.

### 1. Natural Resources<sup>6</sup>

**Vision:** Tuftonboro is a community that values its natural resources both for their aesthetic values as well as the critical role they play in public health and safety.

**Goal #1:** To protect and conserve scenic areas, natural resources, and open space and maintain the natural landscape.

### Strategies:

- (a) Adopt a Shoreland Protection Ordinance pursuant to RSA 483:B

Tuftonboro’s Zoning Ordinance does not have a Shoreland Protection Ordinance. It does, however, have a Lakefront Residential and an Island Conservation District that imposes a 50-foot setback from the front property line. Having a specific ordinance pursuant to RSA 483-B allows land owners to enjoy their waterfront properties while at the same time providing appropriate protection for this important water resource.

- (b) Adopt a Steep Slopes Ordinance

Approximately 18% of the Town’s land area consists of land that exceeds 25% gradient, considered to be steep. Steep slopes are susceptible to erosion and runoff, which can be mitigated to some extent through regulating the type and amount of development that is allowed to occur on these slopes. The Zoning Ordinance does have a restriction against using steep slopes to satisfy the minimum lot sizes requirement. Having a separate ordinance that regulates development on these slopes would be an additional protection that is not currently available.

- (c) Adopt a Groundwater/Aquifer Protection Ordinance

Groundwater is the source for all drinking water in Tuftonboro, therefore protecting this resource is vital to the health of the residents. An ordinance to this effect would regulate the kinds of land use activity occurring over the resource in order to minimize the probability of pollutants seeping through the soil and entering the water supply.

- (d) Strengthen the Wetlands Ordinance

The Zoning Ordinance does include a Wetlands Conservation District which requires that wetland delineations be completed for any lot (less than five (5) acres) submitted for subdivision or site plan approval. The only restrictions are setbacks for septic tanks and leach fields. The ordinance should be amended to include a do-not-disturb buffer around wetlands as well as a setback for all primary structures.

<sup>6</sup> Refer to Figures #1 and #2 on Page 3 and Figure #6 on Page 6.

## Chapter 7: Future Land Use Plan

### (e) Adopt a Watershed Management Plan

Tuftonboro is one of eight towns that border Lake Winnepesaukee and is part of a watershed that empties into the Lake. Watershed Management Plans are designed to address the resource that crosses town boundaries; any change in the quality of the lake potentially affects all of the bordering towns. As of this writing, only Meredith and Wolfeboro have Town-specific watershed management plans (click on the link below to view a plan)

#### [Lake Wentworth and Crescent Lake Watershed Management Plan \(nh.gov\)](#)

The primary goal of these plans is to reduce the phosphorus loading in the lake, which is the main factor in degraded water quality. Techniques to accomplish this goal include implementing Best Management Practices to reduce sediment and phosphorus runoff and instituting Low Impact Development techniques that address, among other things, storm water runoff into the lake. There are other recommended actions; however, these two are the ones the Planning Board can implement through land use regulations.

The Planning Board should work with the Lake Winnepesaukee Association to develop a Town-specific plan for protecting this very valuable resource.

### (f) Create a Natural Resources Inventory

The Planning Board should request funding for the creation of a Natural Resources Inventory. This information would allow the Board to target specific protections for particular resources.

### (g) Strengthen Stormwater Management Requirements

The Subdivision Regulations allow the Planning Board to require plans for drainage and runoff. The nature of storms that are being experienced currently in New Hampshire are changing – more frequent and more severe (according to the National Oceanic and Atmospheric Administration: <https://statesummaries.ncics.org/chapter/nh>). Given this, the Regulations should be amended to ensure that the engineering requirements not only meet today's conditions, but are sufficient to address conditions into the near future.

Furthermore, strengthening these regulations will also improve protection of the Town's infrastructure – roads, culverts, and bridges, that are at risk when stormwater is not properly managed.

Currently, stormwater management provisions are only incorporated in the Subdivision Regulations, therefore there is little or no opportunity for the Town to implement these provisions for projects or activities that do not involve the subdivision of land. The Planning Board should consider proposing a stand-alone ordinance that would apply to any activity or project that met certain criteria, for example, amount of land disturbance or development in sensitive areas.

## 2. Recreation<sup>7</sup>

**Vision:** Tuftonboro residents repeatedly expressed interest in encouraging bicycle and pedestrian access and making it safer for people to bicycle and walk in Tuftonboro. They also understand the value of the Town's outdoor resources and the necessity of making them available for everyone.

**Goal #1:** Improve pedestrian and bicycle access in the village areas.

### **Strategies:**

- (a) Coordinate with the NH Department of Transportation about ways to improve pedestrian and bicyclist safety in the village areas.

Using the National Association of City Traffic Officials guidebook, the town and the state can work together to slow vehicles, provide safer crosswalks, and add bicycle or multi-use lanes.

The American Association of State Highway Traffic Officials handbook notes that a 10' travel lane is adequate in most instances. Where highways pass through the village area, the Town could petition to have the lane widths reduced and to make other changes to improve bicycle and pedestrian safety, such as curb bump outs. Reducing lane widths has the added benefit of slowing traffic without affecting the carrying capacity of the road.

- (b) Adopt a comprehensive Complete Streets policy with metrics such as miles of multi-use paths and numbers of protected intersections.

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<sup>7</sup> Refer to Figure #2 on Page 3.

## Chapter 7: Future Land Use Plan

**Goal #2:** Provide access to parks, trail systems, outdoor recreation space.

**Strategies:**

- (a) Create a map of publicly accessible trails available both online and in a printed version, while respecting the will and rights of personal property.

Such a map could encourage more people to use these facilities if they knew where they were and how to access them.

**Growth Rate<sup>8</sup>**

**Vision:** Tuftonboro residents made it very clear in the community vision survey that they wished the Town to maintain its rural character with scattered housing and ample open space.

**Goal #1:** To promote a sustainable rate of housing development that does not overburden public services.

**Strategies:**

- (a) Amend the Subdivision Regulations to require the Planning Board to consider phasing of any proposed development that exceeds the average of new homes constructed over the past (*five*) years.

### 3. Village Areas<sup>9</sup>

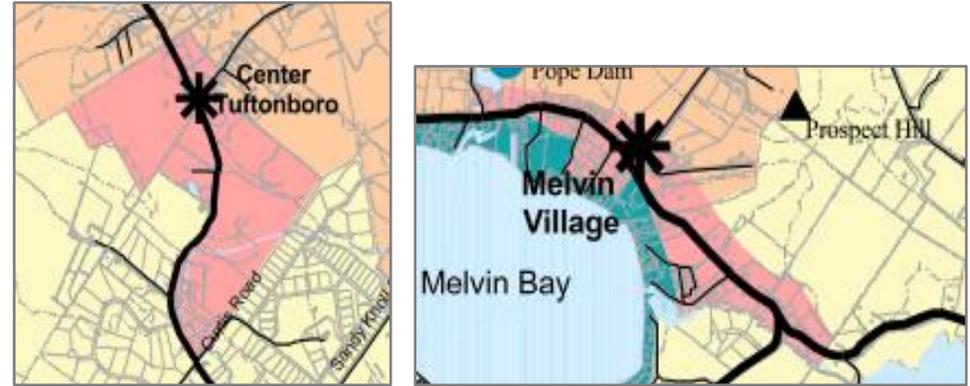
**Vision:** Tuftonboro values its villages and regards them as an important part of the Town's identity.

**Goal #1:** Allow development that maintains distinct compact villages.

**Strategies:**

- (a) Designate Melvin Village and Center Tuftonboro as distinct zoning areas.

Having a distinct boundary around the existing villages ensures that the transition between the scattered residential character of the rural area and the finer grained development desirable in the villages can be more clearly demarcated. As the Planning Board considers this, it can also consider whether the existing boundaries should be expanded.



Both villages are currently zoned as Neighborhood Business Districts. The ordinance allows a mix of land uses and smaller lot sizes. To better facilitate a more robust village, the ordinance could be amended to:

- (1) Remove the special exception requirement for approval of certain commercial uses and allow them by right, subject to established criteria, or allow them by Conditional Use Permit from the Planning Board.
- (2) Reduce lot sizes, and front and side setbacks in the village areas to facilitate the finer grained development pattern necessary to create a sense of place.

Currently, the NH DES allows minimum lot size for a lot containing both a well and septic system. Encouraging a minimum size lot will allow the villages to become more populated, more welcoming to businesses, and generally livelier. In these two districts/village areas, the zoning requires a one-acre lot with 100 feet of frontage. This could be reduced to minimal DES guidelines for a lot size.

Note that some area of Melvin Village lies within the state's protected shoreland (250 feet back from the water's edge). The state law governing development within this area relies on local zoning to determine lot size, except, however, that there are limitations on how much frontage on the

<sup>8</sup> Refer to Figures #1 and #2 on Page 3 and Question Four on Page 5.

<sup>9</sup> Refer to Figure #3 on Page 4.

## Chapter 7: Future Land Use Plan

shoreland a lot can have; in addition, further restrictions could apply depending on the amount of lot coverage and/or soil type. (See the Appendix D for an example of a Village Area Zoning Ordinance.)

**Goal #2:** Encourage residential growth in the distinct compact villages.

Villages have always been places where people lived above the shop (or behind it). It's important to have enough residents and enough businesses in the village areas so that they feel like a place, not just a collection of random buildings.

(a) Adopt a Cottage Court Ordinance for the village areas.

Such an ordinance will allow the construction of a small number of smaller dwellings on a single parcel with a community well and septic system. This differs from cluster development in that the dwellings do not require separate lots of record or that large amounts of village land be set aside as open space.

(b) Allow community water and septic systems in order to make historically appropriate density easier and more financially feasible.



*Example of a Cottage Court*

### 4. Residential Growth<sup>10</sup>

**Vision:** While Tuftonboro does not see itself with large multi-family development anywhere in Town, there is some awareness that large single-family houses on large lots are not for everyone, particularly older residents

who would like to leave the big house and relocate to something smaller and more convenient but still in Tuftonboro.

**Goal #1:** Concentrate residential growth near existing hamlets.

**Strategies:**

(a) Adopt a Cottage Court Ordinance in the village areas. (See discussion under Goal #2 above.)

The strategies listed above for the village areas are intended to encourage more residential development and more housing choice in the villages.

**Goal #2:** Ensure a balanced housing supply that meets the needs of all segments of the population.

**Strategies:**

(a) Allow two Accessory Dwelling Units per single-family dwelling.

By allowing two ADU's Tuftonboro can increase the number of dwelling units without radically changing the visual character of the town. ADUs add units invisibly to already developed lots, rather than concentrating any new housing in large developments. Additionally, adding an ADU is a way for an elderly person to create income to maintain a house which may have become too large for them to maintain without professional help.

The town may want to adopt an ADU ordinance which permits one ADU in an existing building and one in a newly constructed building.

(b) Allow multi-family buildings of up to four units by right in the Village areas. Buildings of this type, often known as 'missing middle', are house-sized and are appropriate in a village context.

Conversions of large single-family homes built in the 1800's and 1900s were very common around New England. Unfortunately, many of these conversions were not aesthetically appealing and did not maintain historic context. Today, however, building codes, innovative construction techniques, and local ordinances can require that conversions are consistent with the neighborhood context, whether that be historic or simply a particular style.

<sup>10</sup> Refer to Figure #2 on Page 3 and Figure #3 on Page 4.

## Chapter 7: Future Land Use Plan

### 5. Commercial Growth<sup>11</sup>

**Vision:** Commercial activity in Tuftonboro will be predominantly located in the existing village areas and will not spread into the rural areas.

**Goal #1:** Concentrate Commercial Growth Near Existing Businesses.

**Strategies:**

- (a) Reduce lot sizes in the village areas to DES minimums depending on soil types.

In addition to the rationale discussed in Goal #1 above for residential development, allowing smaller lot sizes can also facilitate small-scale village-appropriate commercial uses.

- (b) Designate Melvin Village and Center Tuftonboro as distinct zoning districts. (See discussion above.)

### 6. Rural Development<sup>12</sup>

**Vision:** Tuftonboro residents made it very clear in the community vision survey that they wished the Town to maintain its rural character with scattered housing and ample open space.

**Goal #1:** Combat growth into the rural areas.

**Strategies:**

- (a) Adopt a Cottage Court Ordinance (see discussion above).
- (b) Reduce lot sizes in the village areas to DES minimal lots sizes based on soil types.
- (c) Establish village area perimeters.
- (d) Review the Cluster Ordinance.
- (e) Continue to provide a process within the Subdivision Regulations that allows the Planning Board to require phasing of development projects.

- (f) Require preliminary consultation and design review for any subdivision over six (6) lots.
- (g) Allow two Accessory Dwelling Units per single-family dwelling. (See discussion under Goal #1 above.)

### 7. Health & Well-being<sup>13</sup>

**Vision:** Tuftonboro envisions a future where all residents have an opportunity to live a safe and healthy life.

**Goal #1:** Ensure that there are sufficient support services and housing opportunities that enable aging residents to remain in their own homes or elsewhere in town.

**Strategies:**

- (a) Increase opportunities through zoning to encourage the development of ADU's.
- (b) Reduce lot sizes in the village areas to encourage the construction of smaller homes.

**Goal #2:** Ensure that there are sufficient recreational facilities and services that support health and well-being.

**Strategies:**

- (a) Ensure that the zoning ordinance or other land use regulations do not unduly restrict or prohibit recreational facilities.

<sup>11</sup> Refer to Figure #4 on Page 4.

<sup>12</sup> Refer to Figure #5 on Page 5.

<sup>13</sup> While there was not a survey question that specifically mentioned health and well-being, it was clear from responses that people are concerned about opportunities to maintain a healthy lifestyle.

# Chapter 8: Implementation Plan

Goal	Strategy	Priority*	Responsible Entity	Status
<b>NATURAL RESOURCES</b>				
1. Protect and conserve natural areas	(a) Adopt a Shoreland Protection Ordinance	High	Planning Board, in cooperation with the Conservation Commission and the Lake Winnepesaukee Association	
	(b) Adopt a Steep Slopes Ordinance	High		
	(c) Adopt a Groundwater/Aquifer Protection Ordinance	High		
	(d) Strengthen the Wetlands Ordinance	High		
	(e) Adopt a Watershed Management Plan*	High		
	(f) Create a Natural Resources Inventory*	High		
	(g) Strengthen Stormwater Management Requirements*	High		
<b>RECREATION</b>				
1. Improve pedestrian and bicycle access in the village areas.	(a) Coordinate with the NH Department of Transportation to improve pedestrian and bicyclist safety in the village areas.	Low	<ul style="list-style-type: none"> <li>▪ Planning Board</li> <li>▪ Select Board</li> <li>▪ Parks &amp; Recreation Commission</li> </ul>	
	(b) Adopt a Complete Streets policy with metrics such as miles of multi-use paths. *	Low	<ul style="list-style-type: none"> <li>▪ Planning Board</li> <li>▪ Select Board</li> </ul>	
2. Provide access to parks, trail systems, outdoor recreation space.	(a) Create a map of publicly-accessible trails.*	Low	<ul style="list-style-type: none"> <li>▪ Planning Board</li> <li>▪ Parks &amp; Recreation Commission</li> </ul>	
<b>GROWTH RATE</b>				
1. Promote a sustainable rate of housing development that does not overburden public services.	(a) Amend the Subdivision Regulations to allow for required phasing of residential developments.*	Medium	Planning Board	
<b>Priorities: High = 1-3 years/Medium = 3-5 years/Low = 5 – 10 years * These are actions that can be taken by the Planning Board that do not require a Town Meeting vote.</b>				

## Chapter 8: Implementation Plan

Goal	Strategy	Priority*	Responsible Entity	Status
<b>VILLAGE AREAS</b>				
1. Allow development that maintains distinct compact village areas	(a) Designate Melvin Village and Center Tuftonboro as distinct mixed use zoning areas.	Medium	Planning Board	
2. Encourage residential growth in the distinct compact village areas	(a) Adopt a Cottage Court Ordinance for the village areas.	Medium		
	(b) Encourage community water and septic systems.*	Medium	Planning Board	
<b>RESIDENTIAL GROWTH</b>				
1. Concentrate residential growth near existing hamlets.	(a) Adopt a Cottage Court Ordinance for the village areas.	Medium	Planning Board	
2. Ensure a balanced housing supply that meets the needs of all segments of the population.	(a) Allow two Accessory Dwelling Units per single-family dwelling.	High	Planning Board	
	(b) Allow multi-family buildings of up to four units by right in the Village areas.	Low	Planning Board	
<b>COMMERCIAL GROWTH</b>				
1. Concentrate commercial growth near existing businesses.	(a) Reduce lot sizes in the village areas.	Medium	Planning Board	
	(b) Designate Melvin Village and Center Tuftonboro as distinct zoning areas.	Medium	Planning Board	
<b>Priorities: High = 1-3 years/Medium = 3-5 years/Low = 5 – 10 years * These are actions that can be taken by the Planning Board that do not require a Town Meeting vote.</b>				

## Chapter 8: Implementation Plan

Goal	Strategy	Priority*	Responsible Entity	Status
<b>RURAL DEVELOPMENT</b>				
1. Combat growth into the rural areas.	(a) Adopt a Cottage Court Ordinance for the village areas.	Medium	Planning Board	
	(b) Reduce lot sizes in the village areas to ¼ acre.	Medium	Planning Board	
	(c) Establish village area perimeters.	Medium	Planning Board	
	(d) Review the Cluster Ordinance.	Medium	Planning Board	
	(e) Continue to allow the Planning Board to require phasing of developments.	High	Planning Board	
	(f) Require preliminary consultation and design review for subdivision over six (6) lots.*	High	Planning Board	
	(g) Allow two Accessory Dwelling Units per single-family dwelling.	High	Planning Board	
<b>HEALTH &amp; WELL-BEING</b>				
1. Ensure that there are sufficient support services and housing opportunities that enable aging residents to remain in their own homes or elsewhere in Town.	(a) Increase opportunities through zoning to encourage the development of Accessory Dwelling Units.	Medium	Planning Board	
	(b) Reduce lot sizes in the village areas to encourage the construction of smaller homes.	Medium	Planning Board	
2. Ensure that there are sufficient recreational facilities and services that support health and well-being.	(a) Ensure that the zoning ordinance or other land use regulations do not unduly restrict or prohibit recreational facilities.	Medium	Planning Board	
<b>Priorities: High = 1-3 years/Medium = 3-5 years/Low = 5 – 10 years * These are actions that can be taken by the Planning Board that do not require a Town Meeting vote.</b>				

# APPENDICES

## Appendix A: Tuftonboro Visioning Survey

### Tuftonboro Master Plan 2022 Questionnaire

**How to Respond:** You may either mail this in the self-addressed envelope provided, fill this out online at [www.tuftonboro.org](http://www.tuftonboro.org), <https://www.surveymonkey.com/r/GMKD8PQ>, or drop it in one of the drop boxes located around Town at the following locations: Town Office, Library, or the Pine Cone Café.

The following statements reflect the Guiding Principles of Tuftonboro’s Vision from the 2006 Master Plan. Please indicate your opinion on whether any of these should continue to be a priority for the Town.

Guiding Principles	Not a priority	Low priority	Medium priority	High priority
1. Allow development that maintains our distinct compact historic villages				
2. Maintain our natural landscape				
3. Conserve scenic areas, natural resources, and open space				
4. Provide access to parks, trail systems, outdoor recreation spaces				
5. Encourage conservation of historic and cultural resources				
6. Provide access to goods and services in an appropriate manner and location				
7. Ensure housing to meet the needs of all segments of the population				
8. Improve bicycle and pedestrian infrastructure				
9. Improve roadway infrastructure, including surface maintenance and traffic				
10. Allow for a growth rate in an environmentally friendly way that does not overburden the Town’s ability to provide services				

# APPENDICES

How much do you agree with these statements?	Strongly agree	Some-what agree	Neutral	Somewhat disagree	Strongly disagree
Residential growth should be concentrated near existing hamlets					
Commercial growth should be concentrated near existing businesses					
The town should work to combat growth into the rural districts					

Please list five topics you think are important to Tufonboro now and in the future

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

What do you want Tufonboro to look like in 20 years?

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What opportunities are there for the town to improve?

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# APPENDICES

## Appendix B: Selected Demographic Data

TUFTONBORO POPULATION BY SEX AND AGE, 2019	
Total population	2,213
Male	1,059
Female	1,154
Under 5 years	90
5 to 9 years	81
10 to 14 years	69
15 to 19 years	94
20 to 24 years	97
25 to 34 years	204
35 to 44 years	120
45 to 54 years	285
55 to 59 years	72
60 to 64 years	264
65 to 74 years	554
75 to 84 years	208
85 years and over	75
Median age (years)	59.3
Under 18 years	297
16 years and over	1,948
18 years and over	1,916
21 years and over	1,879
62 years and over	1,001
65 years and over	837
18 years and over	1,916
Male	906
Female	1,010

TUFTONBORO EDUCATIONAL ATTAINMENT BY AGE, 2019	
Population 18 to 24 years	134
Less than high school graduate	0
High school graduate (includes equivalency)	38
Some college or associate's degree	78
Bachelor's degree or higher	18
Population 25 years and over	1,782
Less than 9th grade	16
9th to 12th grade, no diploma	78
High school graduate (includes equivalency)	433
Some college, no degree	377
Associate's degree	198
Bachelor's degree	401
Graduate or professional degree	279
High school graduate or higher	1,688
Bachelor's degree or higher	680
Population 25 to 34 years	204
High school graduate or higher	187
Bachelor's degree or higher	26
Population 35 to 44 years	120
High school graduate or higher	120
Bachelor's degree or higher	50
Population 45 to 64 years	621
High school graduate or higher	576
Bachelor's degree or higher	202
Population 65 years and over	837
High school graduate or higher	805
Bachelor's degree or higher	402

OCCUPIED HOUSING UNIT CHARACTERISTICS, 2019	
Occupied housing units	923
UNITS IN STRUCTURE	
1, detached	814
1, attached	10
2 apartments	0
3 or 4 apartments	14
5 or more	39
Mobile home or other type of housing	99
YEAR STRUCTURE BUILT	
2000 to 2014 or later	194
1980 to 1999	236
1960 to 1979	282
1940 to 1959	76
1939 or earlier	135
ROOMS	
1 room	5
2 or 3 rooms	57
4 or 5 rooms	269
6 or 7 rooms	294
8 or more rooms	298
BEDROOMS	
No bedroom	5
1 bedroom	31
2 or 3 bedrooms	664
4 or more bedrooms	223
COMPLETE FACILITIES	
With complete plumbing facilities	914
With complete kitchen facilities	919

# APPENDICES

## Appendix C: NH Department of Transportation Traffic Data Annual Average Daily Traffic

**STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF TRAFFIC**

**Bureau of Planning, Traffic Section, Traffic Reports**

*18-Feb-16*

STAT.	TYPE	LOCATION	FC	2008	2009	2010	2011	2012	2013	2014	2015
<b>Town: TUFTONBORO</b>											
455011	82	NH 109 (GOV WENTWORTH HWY) NORTH OF NH 109A	07	*	*	2400	*	*	2500	*	*
455051	82	NH 109A (MIDDLE RD) NORTH OF FEDERAL CORNER RD	08	*	*	1800	*	*	1800	*	*
455052	62	NH 109 (GOV WENTWORTH HWY) AT MOULTONBOROUGH TL	07	*	*	2000	*	*	2000	*	*
455053	82	NH 171 (OLD MOUNTAIN RD) AT MOULTONBOROUGH TL	08	*	*	1100	*	*	1100	*	*
455056	82	CANAAN RD SOUTH OF SENTINEL LODGE RD	09	*	*	190	*	*	160	*	*
455057	82	NEW RD OVER MELVIN RIVER	09	*	*	230	*	*	230	*	*
455058	82	SODOM RD OVER MELVIN RIVER	09	*	*	440	*	*	490	*	*
455059	82	COUNTY RD OVER MELVIN RIVER	09	*	*	100	*	*	110	*	*
455060	82	HIGH ST OVER MELVIN RIVER	09	*	*	260	*	*	260	*	*
455061	82	NH 109 (GOVERNOR WENTWORTH HWY) SOUTH OF NH 109A	07	*	*	1900	*	*	1800	*	*
455062	82	TUFTONBORO NECK RD SOUTH OF BASIN RD	09	*	*	990	*	*	1000	*	*

# APPENDICES

## Appendix D: Example of a Village Area Zoning Ordinance

### § 245-9.1. West Peterborough District

#### A. Purpose and Intent.

The purposes of the West Peterborough District are: to preserve the historic development pattern of West Peterborough; to allow development in the area to respond to changing lifestyles; to allow uses that are currently not permitted by the ordinance; and to implement the Vision of the Peterborough Master Plan, which includes the support of compact settlement patterns, mixed use land development, and walkable communities that increase accessibility for people of all ages. Specifically, the goals of this section are to:

1. concentrate development;
2. allow and encourage a vibrant mix of land uses appropriate to the area;
3. encourage infill development and higher densities; and
4. provide a pedestrian-friendly environment.

#### B. Permitted Uses.

1. In the West Peterborough District, land may be used and buildings may be erected, altered or used in accordance with applicable regulations for the following uses. All proposals for development, however, will be reviewed with consideration for the scale and character of the area, which includes, among other things, the type and amount of traffic that would be generated by the use. Any of these uses may be located independently on a lot. A mix of uses in one (1) building or on one (1) lot is also permitted, provided the site can adequately accommodate the activity.
  - a. Residential Development – single-family, two-family, multi-family, including workforce housing subject to §245-24.6.
  - b. Retail Sales and Service.
  - c. Personal and Professional Services and Offices.
  - d. Restaurants.
  - e. Lodging.
  - f. Light Industry.
  - g. Public/Semi-Public Uses.
  - h. Associated Accessory Uses.
  - i. Health Care Facilities.
  - j. Residential Care Facility.

#### C. Lot and Yard Standards.

1. There are no minimum lot sizes or frontages required. However, the lot must front on an approved street and be wide enough and configured so as to site structures in accordance with the required setbacks.
2. A minimum setback of ten (10) feet from side and rear property lines is required. In addition, for non-residential uses, appropriate buffering will be provided, as determined by the Planning Board during Site Plan Review.
3. In order to provide groundwater recharge and green space in the District, no lot may have more than eighty percent (80%) impervious cover. In the event that a proposal involves more than one lot, the eighty percent (80%) would not be applied to each lot, but the entire subject area would be treated as one lot.
4. Density.
  - a. Single-Family: Four (4) dwelling units per acre.
  - b. Two-Family: Eight (8) dwelling units per acre.
  - c. Multi-Family or Mixed-Use density will be determined by the Planning Board during Site Plan Review.

#### D. Performance Standards.

1. For uses other than one- and two-family dwellings that abut either an existing residential use in the West Peterborough District or the edge of the District boundary, a minimum of thirty (30) feet of buffer shall be provided, consisting of either vegetative screening and/or fencing, as deemed appropriate by the Planning Board during Site Plan Review.
2. All new development must be connected to town water and sewer.

# APPENDICES

## Appendix E: Resources

### PUBLIC ENGAGEMENT

[NAR Realtor magazine](#) has produced an entire issue on the housing shortage, including the article linked directly here, which addresses the question of how to talk effectively about increasing housing stock.

[Desegregate Connecticut](#) is a coalition of housing supporters, environmental groups, professional planners, and elected officials which has organized to lobby for zoning regulation changes to allow more affordable housing and more housing choice. They are an excellent example of the kind of coalition needed to enact incremental zoning reform.

Sightline Institute, a non-profit organization in the Pacific Northwest, has posted an excellent analysis on how the [residential infill project](#) in Portland was successfully implemented, in spite of vigorous opposition.

[Legalizing affordable housing](#) is a series of articles from the Sightline Institute about coalition efforts to enable more housing choice.

[Complete Communities Delaware](#) is another excellent example of successful coalition building for more housing choice with many resources and examples available on their website.

### NATURAL RESOURCE PROTECTION

The NH Department of Environmental Services and the U.S. Environmental Protection Agency offer comprehensive resources for a range of environmental issues, including links to other resources.

[Welcome | NH Department of Environmental Services](#)

[U.S. Environmental Protection Agency | US EPA](#)

### BICYCLE INFRASTRUCTURE

The Lakes Region Regional Planning commission produced [Bicycling and Walking: Transportation Choices for New Hampshire's Lakes Region, March 2012 \(\(lakesrpc.org\)](#). This is from 2012, but the suggestions are still very relevant.

Lakes Region Bicycling is an organization promoting bicycling in the Lakes Region. Their website, [https://www.lakesrpc.org/TAC/FINAL\\_Bicycling\\_and\\_Walking\\_Plan%2002\\_28.pdf](https://www.lakesrpc.org/TAC/FINAL_Bicycling_and_Walking_Plan%2002_28.pdf), provides a great deal of useful information.

### GUIDANCE FOR ZONING ORDINANCES

The following resources offer a broader context to the topic of code reform. A variety of model ordinances and guidance tools for reforming the regulatory framework are available. These examples offer a range of expanded code reform efforts and may be helpful as communities consider further code reforms.

- [The Project for Lean Urbanism](#) has developed a [Lean Code Tool](#) that provides suggestions for intentionally lightening the red tape created by excessive controls, redundancies, contradictions, delays, and unintended consequences found in many zoning codes. These suggestions are meant as general guidelines for quick fixes, rather than the locally appropriate recommendations in this master plan.
- [The Center for Applied Transect Studies](#) supports the [Smart Code](#), a model transect-based planning and zoning ordinance based on the analysis of the built environment. It is intended to directly encourage walkable, mixed used neighborhoods, combat sprawl, preserve open lands, and reduce energy consumption. As a general guide the Smart Code will need to be calibrated for local conditions.
- [The American Planning Association](#) has a number of resources focussed on understanding land development regulation, including 21 model codes. [The guidebook Smart Codes: Model Land-Development Regulations](#) (PAS 556), while published in 2009, still offers a good overview of regulation and offers guidance on developing model smart growth ordinances.
- The [AARP](#) has created a series of valuable workbooks dealing with issues of livability for all ages. Each workbook provides planning tools to help complete a livability project, as well as implementation funding recommendations.

## APPENDICES

- [The Form-Based Code Institute](#) provides an extensive resource page for those interested in form-based codes, a specific coding approach which relies heavily on the form of the buildings rather than the use contained in the building. Their [resources](#) page offers information on terminology, a library of best practice sample codes, technical assistance, and access to additional information.

### ACCESSORY DWELLING UNITS (ADUs)

The following resources show ways of both implementing code reform to encourage Accessory Dwelling Units and programs to encourage their construction. Since ADUs are most often built by homeowners, not developers, jurisdictions need to include homeowner-focused programs and homeowner-friendly policies.

The article from the [Sightline Institute](#) focuses on Vancouver BC ADUs but the information is widely applicable. The Sightline Institute has many resources on housing topics, all well-researched and accessible,

The website [Accessory Dwellings](#) was founded, and is edited, by 3 volunteers in Portland, Oregon. Kol Peterson and Eli Spevak, along with now-retired Martin Brown, have amassed a wealth of information about ADUs, particularly from the homeowner's perspective.

The New Hampshire Housing Finance Authority, a non-profit focusing on creating housing, has written several clear and accessible [ADU guides](#) for municipalities and homeowners.

The AARP has produced [ADU guides](#) as part of their livable communities effort. They are well-illustrated and very informative for both individuals and jurisdictions.

### HEALTH & WELL-BEING

Livable Communities is an initiative established by AARP to help communities nationwide become livable places for people of all ages. As noted by the organization, approximately 45 million Americans are age 65 or older. By 2030, that number will reach 73 million Americans. At that point, fully one in five Americans will be older than 65. By 2034, the United States will — for the first time ever — be a country comprised of more older adults

than of children. AARP Livable Communities supports the efforts of neighborhoods, towns, cities and rural areas to be great places for people of all ages. We believe that communities should provide safe, walkable streets; age-friendly housing and transportation options; access to needed services; and opportunities for residents of all ages to participate in community life.

<https://www.aarp.org/livable-communities/>

### OTHER

US Census: <https://uscensus.org>

Federal Emergency Management Agency: <https://fema.gov>

NH Department of Environmental Services: <https://www.des.nh.gov>

Lake Winnepesaukee Association: <https://www.winnepesaukee.org>